



OPEN SESSION

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
GOLDEN RAIN FOUNDATION OF LAGUNA WOODS A CALIFORNIA NON-PROFIT
MUTUAL BENEFIT CORPORATION**

**Tuesday, April 02, 2024, 9:30 a.m.
24351 El Toro Road, Laguna Woods, California
Board Room/Virtual Meeting**

Directors Present: James Hopkins, Gan Mukhopadhyay, Yvonne Horton, Juanita Skillman, Martin Roza, Egon Garthoffner, Joan Milliman, William Cowen, Ryna Rothberg, Cush Bhada

Directors Absent: None

Staff Present: CEO - Siobhan Foster, Paul Nguyen, Makayla Schwiertert, Carlos Rojas, Alison Giglio, Manuel Gomez, Pamela Bashline, Eric Nunez, Megan Feliz, Jennings Lai, Tom Siviglia, Steve Hormuth, Catherine Laster, Bart Mejia

Other Directors Present: Alison Bok – United, Ellen Leonard – United, Mickie Choi Hoe – United, Diane Phelps – VMS

1. Call Meeting to Order/ Establish Quorum – President Hopkins

President Hopkins called the meeting to order at 9:30 a.m. and established that a quorum was present.

2. Pledge of Allegiance

Director Bhada led the Pledge of Allegiance to the Flag.

3. Acknowledgment of Media

The media via Village Television crew was present remotely by way of cameras.

4. Approval of Agenda

President Hopkins requested an approval of the agenda.

Hearing no further changes or objections, the agenda was approved by unanimous consent.

5. Approval of Minutes

- a. March 5, 2024 – GRF Board Regular Open Meeting
- b. March 21, 2024 – GRF Board Agenda Prep Meeting

There being no objections, the meeting minutes of March 5, 2024 – GRF Board Regular Open Meeting were approved by unanimous consent.

There being no objections, the meeting minutes of March 21, 2024 – GRF Board Agenda Prep Meeting were approved by unanimous consent.

6. Report of the Chair

President Hopkins spoke on the following items:

- Welcome to new Director Donna Rane-Szostak

7. CEO Report

Siobhan Foster-CEO provided a report on the following items:

- 2025 Budget Calendar
- Cost Savings
- Office of the CEO
- Community Services
- Village Television
- Security Services
- Landscaping Services
- Financial Services
- Information Systems
- Recreation and Special Events
- Continuous Process Improvement
- Resident Services
- Landscaping Services
- General Services
- Maintenance and Construction
- How Residents Can Reduce Costs
- Prepared Delivery Method

CEO Foster answered questions from the Board.

8. Open Forum (Three Minutes per Speaker)

At this time members were allowed to address the Board of Directors regarding items not on the agenda.

- A member commented on the Foundation of Laguna Woods Village
- A member commented on replacement of roofs
- A member commented on placing solar panels on the clubhouse roofs
- Multiple members commented on the poor quality of the audio-visual equipment at Clubhouse 7 and the promised upgrade of the system

9. Responses to Open Forum Speakers

- Director Skillman commented on being scammed from email renewals this month and warned of the danger
- CEO Foster commented on the update to CH7 audio system

- CEO Foster commented on the roof cooling system
- Director Roza commented on cost effective display boards
- President Hopkins commented on the solar panels and the return on investment and that the Board is constantly evaluating it

10. Consent Calendar

All matters listed under the Consent Calendar were recommended for action by committees and were enacted by the board by one motion. In the event an item was removed from the Consent Calendar by members of the board, such item(s) would be the subject of further discussion and action by the board.

Recommendation from the Finance Committee:

10a. Consistent with its statutory obligations a subcommittee of the board consisting of the Treasurer and at least one other board member reviewed and approved preliminary Golden Rain Foundation financials for the month of February 2024, and by this vote ratified that such review be confirmed in this month's Board Member Open Session Meeting minutes.

10b. Update Committee Assignments

RESOLUTION 90-24-12

GRF Committee Appointments

RESOLVED, April 2, 2024, that the following persons are hereby appointed and ratified to serve on the Committees of this Corporation:

Community Activities Committee

Yvonne Horton, Chair (GRF)
 Joan Milliman, Alternate (GRF)
 Cush Bhada (GRF)
 Mark Laws (Third)
 Andy Ginocchio (Third)
 Reza Karimi, Alternate (Third)
 Sue Quam (United)
 Ellen Leonard (United)
 Peter Sanborn, (Mutual 50)
 Sue Stephens, Alternate (Mutual 50)
 Advisors: Roland Boudreau, Ajit Gidwani, Elsie Addington

Finance Committee

Martin Roza, **Alternate** (GRF)
 William Cowen, Chair (GRF)
Donna Rane-Szostak (GRF)
 Andy Ginocchio (Third)

Moon G Yun (Third)
Brad Rinehart, Alternate (Third)
Thomas Tuning (United)
Mickie Choi Hoe (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)

Information Technology Advisory Committee (ITAC)

James Hopkins, Chair (GRF)
Martin Roza (GRF)
Sue Quam (United)
Tom Tuning (United)
Mark Laws (Third)
S.K. Park (Third)
Advisors: Sue Margolis, Debbie Dotson

Landscape Committee

Cush Bhada, Chair (GRF)
Juanita Skillman (GRF)
~~Yvonne Horton, Alternate (GRF)~~
~~Donna Rane-Szostak, Alternate (GRF)~~
Sue Quam (United)
Anthony Liberatore (United)
Nathaniel Ira Lewis (Third)
S.K. Park (Third)
Reza Karimi, Alternate (Third)
Glenn Miller (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisor: Catherine Brians, ~~Donna Rane-Szostak~~

Maintenance & Construction Committee

Yvonne Horton, Chair (GRF)
Gan Mukhopadhyay (GRF)
Egon Garthoffner, Alternate (GRF)
~~Ralph Engdahl (Third)~~
S.K. Park (Third)
Brad Rinehart, Alternate (Third)
James Cook, Alternate (Third)
Alison Bok (United)
Pearl Lee (United)
Mickie Choi Hoe, Alternate (United)
Sue Stephens (Mutual 50)
Peter Sanborn, Alternate (Mutual 50)
Advisors: Reza Karimi, Bill Walsh, Ajit Gidwani

Clubhouse Renovation Ad Hoc Committee (Suspend Charter)

~~Egon Garthoffner, Chair (GRF)~~
~~Gan Mukhopadhyay, Co-Chair (GRF)~~
~~Andy Ginocchio (Third)~~
~~Ralph Engdahl (Third)~~
~~Reza Karimi, Alternate (Third)~~
~~Alison Bok (United)~~
~~Anthony Liberatore (United)~~
~~Advisors: Reza Karimi, Ajit Gidwani, Bill Walsh~~

Media and Communications

Joan Milliman, Chair (GRF)
Juanita Skillman (GRF)
~~Cush Bhada, Alternate (GRF)~~
Donna Rane-Szostak, Alternate (GRF)
Jim Cook (Third)
Cris Prince (Third)
Moon Yun, Alternate (Third)
Maggie Blackwell (United)
Georgiana Willis (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisors: Carmen Pacella, Tom Nash, Lucy Parker, Theresa Frost, Catherine Brians

Website Ad Hoc Committee (Absorbed by Media and Communications)

~~Joan Milliman, Chair (GRF)~~
~~Juanita Skillman (GRF)~~
~~Anthony Liberatore (United)~~
~~Mickie Choi Hoe (United)~~
~~Mark Laws (Third)~~
~~Advisors: Lucy Parker, Diane Phelps~~

Broadband Ad Hoc Committee

Martin Roza, Chair (GRF)
William Cowen (GRF)
Donna Rane-Szostak, Alternate (GRF)
Cris Prince (Third)
Jim Cook (Third)
Reza Karimi, Alternate (Third)
Alison Bok, non-voting (United)
Sue Quam (United)
Tom Tuning (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)

Advisor: John Cornell, Debbie Dotson

Mobility & Vehicles Committee

Ryna Rothberg, **Chair** (GRF)
Juanita Skillman, **Chair** (GRF)
Cush Bhada, Alternate (GRF)
Moon Yun (Third)
S.K. Park (Third)
Reza Karimi, Alternate (Third)
Alison Bok (United)
Nancy Carlson (United)
Sue Stephens, (Mutual 50)
Peter Sanborn, Alternate (Mutual 50)
Advisor: Vashi Williams, Elsie Addington

Security and Community Access

Juanita Skillman, Chair (GRF)
Donna Rane-Szostak (GRF)
Cush Bhada, **Alternate** (GRF)
Egon Garthoffner, Alternate (GRF)
S.K. Park (Third)
Reza Karimi (Third)
Nancy Carlson (United)
Maggie Blackwell (United)
Sue Stephens (Mutual 50)
Peter Sanborn, Alternate (Mutual 50)

OTHER COMMITTEES:

Disaster Preparedness Task Force

Eric Nunez, Co-Chair
Juanita Skillman, Co-Chair (GRF)
Gan Mukhapadhyay (GRF)
Donna Rane-Szostak (GRF)
S.K. Park (Third)
Moon Yun (Third)
Anthony Liberatore (United)
Georgiana Willis (United)
Rick Kopps, Alternate Resident (Mutual 50)
Sue Stephens (Mutual 50)
Advisors: Tom Soule, Bruce Bonbright

Laguna Woods Village Traffic Hearings (Chair will alternate between Boards)

Juanita Skillman, (GRF)
Cush Bhada, Alternate (GRF)

S.K. Park (Third)
Mark Laws, Alternate (Third)
Maggie Blackwell (United)
Vidya Kale, Alternate (United)
Sue Stephens (Mutual 50)
Glenn Miller, Alternate (Mutual 50)

Select Audit Task Force

William Cowen, Chair (GRF)
Diane Phelps (GRF)
Mickie Choi Ho (United)
Peggy Moore (Third)

Executive Hearings Committee

Yvonne Horton, Chair (GRF)
Juanita Skillman, ~~Alternate~~ (GRF)
Joan Milliman (GRF)
Jim Hopkins, ~~Alternate~~ (GRF)

Space Planning Ad Hoc Committee

James Hopkins, Chair (GRF)
Yvonne Horton, (GRF)
Cush Bhada (GRF)
Alison Bok (United)
Tom Tuning (United)
Nancy Carlson (United)
Andy Ginocchio (Third)
S.K. Park (Third)
Reza Karimi (Third)
Sue Stephens (Mutual Fifty)
Peter Sanborn (Mutual Fifty)
Glenn Miller (Mutual Fifty)

Correspondent – ~~Elsie Addington (GRF)~~ Jim Hopkins (GRF)

El Toro Water District – Juanita Skillman (GRF)/~~Donna Rane-Szostak, Alternate (GRF)~~

RESOLVED FURTHER, that Resolution 90-24-08 adopted March 5, 2024, is hereby superseded and cancelled; and

RESOLVED FURTHER; that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution.

Director Skillman made a motion to approve the Consent Calendar. Director Bhada seconded.

Hearing no changes or objections, the Consent Calendar was approved unanimously.

11. Unfinished Business

11a. Clubhouse 1 Renovation Update (Oral Discussion)

Alison Giglio, Recreation and Special Events Manager, and Manuel Gomez, Maintenance and Construction Manager provided the following updates:

- The contractors are starting week 5 of the 24-week project
- Contractor has initiated removal of windows and installation of new windows by next month
- Restroom and showers are beginning work and projected to be done by the end of June
- Accelerated exterior painting will be done by next month
- As of yesterday, contractors are on schedule to complete project by August
- The Clubs are settling into their temporary spaces
- Residents are not allowed at CH1 even though gates are open
- Plenty of open parking at side of building of fitness center 1 here at the community center
- 9:15 a.m. – 12:15 p.m. is the busiest time at fitness center 1
- 1 guest policy at fitness center and pickleball
- Tennis courts are accommodating new guests
- Recreation is trying to accommodate volleyball
- Pool 2 closed until mid-April
- Working to move buses closer to street to move away from San Sebastian apartments

Discussion ensued among the Board.

11b. Entertain a Motion to Approve GRF Fee Structure for New and Non-returned ID Cards (March initial notification – 28-day notification for member review and comments to comply with Civil Code §4360 has been satisfied)

Director Milliman read the following resolution:

RESOLUTION 90-24-XX

GRF ID Card Fees

WHEREAS, the Golden Rain Foundation requires that all approved residents residing in the Village carry an ID card with them at all times; and

WHEREAS, the Community Services Division issues ID cards when a resident is approved to reside in the unit; and

WHEREAS, all owners/members, non-owner occupants, and tenants are required to return

their ID cards at the time residency is terminated, and failure to do so may result in unauthorized entry into the community; and

WHEREAS, all GRF ID card fees should be identified in one resolution and placed on the website to provide transparency and improve communications;

NOW THEREFORE BE IT RESOLVED, April 2, 2024, that the Board of Directors of this corporation hereby establishes the following fee schedule related to processing new and non-returned ID cards:

Card Status	Fee
New ID card for non-owner occupant	\$25
New ID cards for new resident owners/members	No charge
New ID cards for lessees, sublessees, renters, lodgers	Included in application processing fee
ID card renewals (Lessees and Mutual Fifty)	No charge
Non-return or failure to surrender ID card	\$125
Unverified lost, destroyed, or stolen ID cards not returned	\$125
Replacement card for verified lost or destroyed cards, and stolen ID cards with the presence of a police theft report	\$25

RESOLVED, Resolution G-94-100 adopted November 1, 1994; Resolution G-95-18 adopted March 7, 1995; Resolution G-96-103 adopted December 3, 1996; and Resolution 90-18-35 adopted August 7, 2018 are hereby superseded and cancelled; and

RESOLVED FURTHER, that the fee schedule shall be placed on the website; and

RESOLVED FURTHER, that the officers and agents of this corporation are hereby authorized on behalf of the corporation to carry out this resolution.

Pamela Bashline, Community Services Manager, provided an overview of the ID Card Fee structure and answered questions from the Board.

Director Milliman made a motion to approve the Resolution for GRF Fee structure for new and non-returned ID cards. Director Skillman seconded.

A member commented on the item.

Discussion ensued among the Board.

Director Milliman made an amendment to her original motion to postpone the decision to next month when security has the opportunity to investigate people reporting card losses to them instead of or in addition to the police. Director Skillman seconded.

Hearing no changes or objections, the motion was approved unanimously as amended.

12. New Business

12a. Entertain a Motion to Approve the Champagne Pops Series Exception Request

Alison Giglio, Recreation and Special Events Director, provided an overview of the Champagne Pops Series exception request, and answered questions from the Board.

Director Skillman made a motion to deny the Champagne Pops Series exception request. Director Milliman seconded.

Multiple members commented in support of the exception request for the Champagne Pops Series.

Multiple members commented to deny the champagne pops series exception request.

Discussion ensued among the Board.

Hearing no changes or objections, the motion deny champagne pop series exception request went to a vote and failed 3-7-1. Directors Skillman, Horton, and Rothberg voted for and Director Rane-Szostak abstained.

Therefore, without the contractual partnership of a 70-30 split of profits, the Champagne Pops will receive the exception rate through 2025 and sunset at the end of 2025 series.

12b. Entertain a Motion to Approve the Community Fitness Center Television Schedule

Director Milliman read the following resolution:

RESOLUTION 90-24-XX

Community Fitness Center Television Schedule

WHEREAS, the Community Fitness Center located at the Community Center moved from the third floor to the first floor in 2016 and televisions were added for the enjoyment of those using the Fitness Center; and

WHEREAS, many resident complaints have ensued throughout the years, but complaints increase significantly during election seasons resulting in arguments between residents and staff being accused of election conspiracies if televisions do not display the news channel of the viewer's choice; and

WHEREAS, on March 14, 2024, the Community Activities Committee reviewed and recommended changes to the Community Fitness Center television programming; and

WHEREAS, the variety of channels was selected as non-competitive and non-controversial and staff will adhere to these channel selections with the option for discretionary change; and

WHEREAS, the schedule will be posted near the television and is subject to change based on channel availability, closed-captioning availability or change in programming; and

WHEREAS, to be consistent with the recent Golden Rain Foundation (GRF) resolution for television programming at the Clubhouse 1 Drop-In Lounge, staff proposes the following viewing schedule for the Community Fitness Center televisions:

	TV 1	TV 2	TV 3	TV 4	TV 5	TV6
6 a.m. to 9 p.m.	Nat Geo	CBS Sports Network	Destination America	History Channel	Travel Channel	ESPN

NOW THEREFORE BE IT RESOLVED, April 2, 2024, that the Board of Directors of this Corporation hereby adopts the aforementioned Community Fitness Center television programming; and

RESOLVED FURTHER, that the officers and agents of this corporation are hereby authorized to carry out this resolution as written.

Director Milliman made a motion to approve the resolution for community fitness center tv schedule. Director Horton seconded.

Hearing no changes or objections, the motion was approved unanimously.

Due to clerical error, this item was not noted as being on 28-days for member review. This will meet the 28-day notice standard at the May meeting pending approval.

12c. Entertain a Motion to Approve the GRF Maintenance & Construction Committee Charter Revisions

Director Milliman read the following resolution:

RESOLUTION 90-24-13

GOLDEN RAIN FOUNDATION OF LAGUNA WOODS MAINTENANCE AND CONSTRUCTION COMMITTEE CHARTER

WHEREAS, a Maintenance and Construction Committee has been established pursuant to Article 7, Section 7.1.1 of the Bylaws of this Corporation:

NOW THEREFORE BE IT RESOLVED, April 2, 2024, that the Board of Directors of this Corporation hereby assigns the duties and responsibilities of this Committee, as follows:

1. Perform the duties and responsibilities imposed upon all standing committees as set forth in the current resolution entitled, "General Duties of Standing Committees."

2. Serve as liaison between the GRF Board and the Maintenance Division.
3. Review the capital requirements, service levels and projected revenue related to the Maintenance Division and recommend appropriate action to the GRF Board.
4. Review all unbudgeted requests for programs or capital equipment originated by the Maintenance Division and recommend appropriate action to the Finance Committee.
5. Ensure that the real property, equipment and fixtures owned or leased by GRF **and/or GRF Trust** are maintained as necessary to sustain a consistent level of performance to meet the requirements of the community.
6. Direct the managing agent to prepare specifications and contracts used for procurement of goods and services and review and modify design criteria as appropriate.
7. Direct the managing agent to implement capital plan projects per Board approved scope of work.
8. Determine policy governing maintenance standards at GRF facilities with consideration given to aesthetics, maintenance and water requirements.
9. Work to promote the optimum and most efficient use of utilities at GRF Facilities.

RESOLVED FURTHER, that the Committee shall perform such other tasks as may be assigned by the GRF President or Board; and

RESOLVED FURTHER, that Resolution 90-12-09 adopted January 3, 2012 is here by superseded and cancelled.

Director Milliman made a motion to approve the resolution for the update to the GRF Maintenance and Construction committee charter. Director Bhada seconded.

Director Skillman made an amendment to the original motion to add the verbiage “and/or GRF Trust” to item 5. Director Roza seconded.

Hearing no changes or objections, the motion was approved unanimously as amended.

12d. Racquet Sports Utilization (Oral Discussion)

President Hopkins discussed the racquet sports utilization. He asked the Rec Department and committee to report back to the board next meeting to explain where this is going in the future and the impact it will have.

Discussion ensued among the Board.

13. The Board took a 5-minute break

The board took a 5-minute break at 11:27 a.m. and reconvened at 11:39 a.m.

14. Committee Reports

- a. Report of the Finance Committee/Financial Reports – Director Cowen. The committee met on February 21, 2023; next meeting April 17, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
 - (1) GRF Treasurer’s Report – Director Cowen
 - (2) GRF Finance Committee Report – Director Cowen
- b. Report of the Community Activities Committee – Director Horton. The committee met on March 14, 2024; next meeting April 11, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- c. Report of the Landscape Committee – Director Skillman. The committee met on February 14, 2023; next meeting May 8, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- d. Report of the Maintenance & Construction Committee – Director Horton. The committee met on February 14, 2024; next meeting April 10, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
 - (1) Report of the Clubhouse Renovation Ad Hoc Committee – Director Garthoffner. The committee met on February 27, 2024; next meeting April 3, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
 - (2) Space Planning Ad Hoc Committee – President Hopkins. The Ad-Hoc committee met on March 20, 2024. Next meeting April 10, 2024, at 1:30 p.m. in the Board Room.
- e. Report of the Media and Communications Committee—Director Milliman. The committee met on January 15, 2024; next meeting April 15, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
 - (1) Website Ad-Hoc Committee – Director Milliman. The committee met on May 22, 2023; next meeting TBA.
- f. Report of the Broadband Ad Hoc – Director Roza. The closed committee met on February 14, 2024; next meeting TBA.
- g. Report of the Mobility & Vehicles Committee – Director Rothberg. The committee met on February 7, 2024; next meeting May 1, 2024, at 1:30 p.m. in the Board Room.
- h. Report of the Security & Community Access Committee – Director Skillman. The committee met on February 28, 2024; next meeting April 24, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
 - (1) Report of the Laguna Woods Village Traffic Hearings – Director Skillman. The Traffic Hearings were held on March 20, 2024; next hearings on April 17, 2024, at 9:00 a.m. as a virtual meeting.
 - (2) Executive Member Hearings Committee – Director Horton. The committee met on March 7, 2024; next meeting April 4, 2024, at 9:00 a.m. in the Willow Room.

- i. Report of the Disaster Preparedness Task Force – Director Skillman. The Task Force met on March 26, 2024; next meeting May 28, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
- j. Information Technology Advisory Committee – President Hopkins. The committee met on February 23, 2024; next meeting March 29, 2024, as a virtual meeting.

15. Future Agenda Items - All matters listed under Future Agenda Items are Resolutions on 28-day public review or items for a future Board Meeting. No action will be taken by the Board on these agenda items at this meeting. The Board will take action on these items at a future Board Meeting.

- Racquet Sports Utilization (Oral Discussion)
- GRF ID Card Fees
- Community Fitness Center Television Schedule

16. Director's Comments

- Director Rane-Szostak commented on the contract with the PAC and pursue the consistency of the contracts
- Director Skillman complemented on the work of the IT department
- Director Milliman complemented CEO Foster
- President Hopkins discussed community involvement of today's meeting, complemented staff, and discussed contract analysis.

17. Recess – 12:09 p.m. - At this time, the Meeting recessed for lunch and reconvened to Executive Session to discuss the following matters per California Civil Code §4935: Member Disciplinary Matters; Personnel Matters; Contractual Matters; and Litigation Matters.

Closed Session Agenda

VMS Board Update

Approve the Agenda

Approve the Minutes of:

(a) March 5, 2024 – Regular Closed Session

Discuss and Consider Personnel Matters

Discuss and Consider Contractual Matters

Discuss Legal/Legislation Matters

Discuss Member Disciplinary Matters

18. Adjournment

The meeting was adjourned at 2:55 p.m.

DocuSigned by:

Joan Milliman

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Joan Milliman, Secretary of the Board
Golden Rain Foundation