

MINUTES

GOLDEN RAIN FOUNDATION OF WALNUT CREEK

REGULAR MEETING OF THE BOARD OF DIRECTORS

THURSDAY, AUGUST 27, 2015, AT 9:03 A.M.

A regular meeting of the Board of Directors of the Golden Rain Foundation (GRF) of Walnut Creek was convened by the President, Leslie Birdsall, at 9:03 a.m. on Thursday, August 27, 2015, in Peacock Hall at Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Leslie Birdsall, Barbara S. Jordan, Mary Lou Delpech, Kenneth W. Haley, Sue DiMaggio Adams, Melvin C. Fredlund, Richard E. Hurley, Robert D. Kelso, Geraldine Pyle, and Warren T. Salmons, Chief Executive Officer (CEO), ex-officio member of the Board Attendance

Absent: None

There being no corrections, the minutes of the regular meeting of the Board held on July 30, 2015, were approved, as written, by unanimous consent.

Minutes
Approved

Mr. Haley gave the Treasurer's report for the period ending July 31, 2015.

Treasurer's
Report/
CEO's

The CEO reviewed his written report dated August 19, 2015. Discussion followed.

Report

During the Residents' Forum, Brad Waite, Chairman of Solar Powered Rossmoor, said the group strongly endorsed the recommendations regarding the solar farm energy project to be considered later in the meeting.

Residents'
Forum

Elizabeth Knefel commented on speeding problems on Golden Rain Road and expressed her concerns about Securitas.

Sally Moed echoed Ms. Knefel's comments and concerns.

Carolyn Priest again proposed that Rule R108.0, Parking, be amended to prohibit the parking of storage containers on streets in Rossmoor and in clubhouse parking areas and submitted her proposed amendment for consideration of the Board. It was noted that the Policy Committee will consider this matter at its meeting on September 1st.

John H. Nutley agreed with the comments expressed by Ms. Knefel and Ms. Moed about speeding problems on Golden Rain Road.

In the absence of Jo Jones, Chairman, Aquatics Advisory Committee, Dale Reynolds, Secretary of the Committee, reported on the Committee's August meeting and commented on related matters.

AAC
Report

Chris Yahng, Chairman, Finance Committee, reported on the Committee's August meeting. Discussion followed.

Finance
Committee
Report

Claudia Tierney, Chairman, Fitness Center Advisory Committee (FCAC), reported on the Committee's August regular meeting and then reported on the August special joint meeting of the Aquatics Advisory Committee (AAC) and the FCAC, noting that the Committees voted to recommend to the Board the schematic plan A+ for the Del Valle Complex, to include relocation of the pool pump room and to include an ultra violet system for the pools as bid alternates. Discussion followed.

FCAC
Report

No representative from the Golf Advisory Committee was present to report on the Committee's August meeting.

Mr. Birdsall, Chairman, Policy Committee, reported on the Committee's August meeting. Discussion followed.

Policy
Committee
Report

The President called on Jeff Matheson, Director, Resident Services, who made some introductory remarks regarding matters related to the Del Valle Complex Renovation Project and noted that there will be a future workshop of the Board to provide an opportunity for the Board to discuss all the elements of the Del Valle Project. He then called on Lauren Livingston, President, The Sports Management Group, who reviewed a PowerPoint presentation (copy on file) of refined conceptual design Plan A+, a proposed Phasing Plan, for the project and then answered questions from members of the Board. No Board action was taken on this item.

Del Valle
Complex
Renovation
Project

The President called on the CEO, who made some introductory remarks regarding an update following the issuance of the Broadband Report and the start of Phase 2 of the project and then called on Thomas A. Reiman, President, The Broadband Group (TBG), who gave some background information about himself and the project. He then called on Josh A. Williams, President & Principal Researcher, BW Research Partnership, who reviewed the portion of a PowerPoint presentation (copy on file) regarding the results of the recent survey of Rossmoor residents they conducted for TBG. Mr. Reiman then reviewed the remainder of the PowerPoint presentation, which included an overview of current issues, general Broadband information, and service provider and service package options, and answered questions from members of the Board. No Board action was taken on this item. It was noted that a community forum on the Broadband matter will be held this evening from 6:00 p.m. to 8:00 p.m. in the Club Room at Creekside and tomorrow morning from 10:00 a.m. to 12:00 p.m. in the Fireside Room at Gateway Complex.

Broadband
Project

A motion was made by Mr. Haley and seconded by Ms. Jordan to authorize the CEO to execute a non-binding term sheet, in a form substantially consistent with agenda attachment 10c-3 through 10c-10, with Solar Technologies/NextEra to develop a Purchase Power Agreement (PPA) for an approximate 1.0 Mega Watt solar array to offset a portion of the electrical energy purchased from Pacific Gas and Electric Company for GRF facilities. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Authorized
CEO to
Execute
Non-Binding
Term Sheet
to Develop
a PPA as
Indicated

A motion was made by Mr. Haley and seconded by Ms. Delpech to authorize up to \$75,000 from the Trust Estate Fund for additional work on the solar farm energy project through commencement of commercial operations of the facility: \$50,000 for GRF's consultant, William Golove, and up to \$25,000 for possible legal fees. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Authorized
Fund for
Additional
Work on
Solar Farm
Energy
Project

A motion was made by Mr. Haley and seconded by Ms. Adams to approve an expenditure up to \$98,000 from the already approved 2015 operating budget, street maintenance (paving) project, and to authorize the CEO to execute a contract with Silicon Valley Paving, Inc. for additional asphalt maintenance. During discussion, Mr. Hurley expressed his objections to the matter and explained why. Following further discussion, the vote on the motion was taken, and the motion CARRIED, with Mr. Hurley voting no.

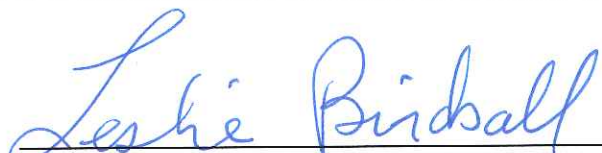
Approved
Expenditure
of Funds for
Additional
Asphalt
Maintenance

Before concluding, the President announced that the next open meeting of the Board will be held on Tuesday, September 8, and Wednesday, September 9, 2015, at 9:00 a.m. in the Fireside Room at Gateway Complex. The Board will meet with the Finance Committee to hear the presentation of the proposed GRF Operations Budget for 2016; that the next end-of-the month regular meeting of the Board will be held on Thursday, September 24, 2015, at 9:00 a.m. in Peacock Hall at Gateway Complex; and that the Board will meet in executive session following this meeting to discuss a legal matter and any other appropriate business.

Announce-
ments

There being no further business to come before the Board, the meeting was recessed at 11:45 a.m. and reconvened in executive session at 12:20 p.m. in the Board Room.

Recess



Leslie Birdsall, President
Golden Rain Foundation of Walnut Creek