

## MINUTES

### GOLDEN RAIN FOUNDATION OF WALNUT CREEK

#### REGULAR MEETING OF THE BOARD OF DIRECTORS TUESDAY, JANUARY 12, 2016, AT 9:00 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 9:00 a.m. on Tuesday, January 12, 2016, in Peacock Hall at Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Leslie Birdsall, Barbara S. Jordan, Mary Lou Delpesch, Attendance  
Kenneth W. Haley, Sue DiMaggio Adams, Richard E. Hurley, Robert D. Kelso, Geraldine Pyle, and Timothy O'Keefe, Chief Executive Officer (CEO), ex-officio member of the Board

Excused: Melvin C. Fredlund

The President made some introductory remarks, saying that the Board's goal today is to move a step closer to the renovation of the Del Valle Complex. He noted that, to date, the Board has made no decisions regarding the project, and added that now is the time to take the first step. He then reviewed the history of matters related to the project, consideration of which began in 2012.

During the Residents' Forum, Claire Wolfe, David Peters, Kathleen Epperson, Residents'  
Carolyn Priest, Sherry Smith, Elliot Barenbaum, Catherine Herdering, Carol Forum  
Green, Bradley Waite, Claudia Tierney, Diane Mader, David Smith, Patricia Zuker, and then Roger Svoboda commented on various matters related to the renovation of the Del Valle Complex.

Carol Lehr, representing the Visual Arts Modernization Project (VAMP) Committee, asked the Board to approve the reallocation of previously approved funds for a space planner for the Gateway studios to assist the members of VAMP in the better utilization of their existing space.

John Murphy asked the Board to make a formal statement about what is going to happen in December when GRF's contract with Comcast expires.

John H. Nutley, speaking about the Del Valle Complex Renovation Project, told the Board that it can't do everything, it can't please everybody, and it can't put everything that is wanted in one building. The Board has to be selective and should consider moving some activities to other facilities.

The President called on the Director of Resident Services, Jeff Matheson, who introduced discussion regarding the agenda items related to the Del Valle Del Valle  
Complex Renovation Project by emphasizing what staff is not asking and is asking Complex  
Renovation

the Board to do today. Namely, staff is not asking the Board to approve a final budget or authorize the expenditure of any funds for the project. Staff is asking the Board to provide direction regarding the scope of the project. Staff is not asking the Board to approve a final design. Staff is asking for direction from the Board on the following three significant points:

Project

- 1) Staff is asking the Board to confirm its top priorities for the project.
- 2) Staff is asking the Board to identify a budgetary range for the project for staff to use in soliciting a design proposal; and
- 3) Staff is asking for direction from the Board regarding the selection of a design team to complete the final design and develop construction bid documents for the project.

A motion was made by Ms. Jordan and seconded by Ms. Adams to confirm that the bar graph on agenda attachment 5a-6 accurately identifies the top priorities that should be included in a Del Valle Complex Renovation Plan. (Attachment 5a-6 was a chart derived from staff and community feedback that the Board members individually prioritized at its November 17, 2015, retreat. Board members' preferences were aggregated and presented as attachment 5a-6.) Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Top  
Priorities  
for Del  
Valle  
Identified

At this point, Mr. Matheson began the PowerPoint presentation (copy on file and given to the members of the Board following the presentation) reviewing options for the project, estimated costs, and related matters, followed by the CEO, who reviewed matters related to the financial funding of the project. Mr. O'Keefe presented a 17 year Trust Fund cash forecast which showed that there will be more than enough funds available to pay for a renovation of the fitness center. He also emphasized that the construction and financing costs of a renovation would NOT come out of the coupon. Both Mr. Matheson and Mr. O'Keefe answered questions from members of the Board during their respective presentations and reemphasized that staff is not asking the Board to approve a final budget or authorize the expenditure of any funds for the project. Staff is only asking the Board to provide direction regarding the scope of the project and is not asking the Board to approve a final design at this time.

PowerPoint  
Presentation

Recess: 11:00 a.m.  
Reconvened: 11:10 a.m.

Recess/  
Reconvened

A motion was made by Ms. Adams and seconded by Ms. Delpech to designate up to \$10,000,000 for the renovation of the Del Valle Complex. Following discussion, during which it was again emphasized that the

Designated  
Funds for  
Del Valle

Board is not approving a final budget or authorizing the expenditure of any funds for the project, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

A motion was made by Ms. Delpech and seconded by Ms. Adams to approve, as recommended by staff, directing staff to seek a proposal from ELS Architects and The Sports Management Group, the existing design team for the Del Valle Complex Renovation Project, for consideration by the Board at its regular meeting on January 28, 2016. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

A motion was made by Ms. Jordan and seconded by Ms. Adams to approve reallocation of up to \$10,000 from previously approved Trust Estate Funds for the completion of a space needs study for the existing Gateway studios. Following discussion, the vote on the motion was taken, and the motion CARRIED, with Mr. Kelso voting no.

Before concluding, the President announced that the next end-of-the month regular meeting of the Board will be held on Thursday, January 28, 2016, at 9:00 a.m. in Peacock Hall at Gateway Complex.

There being no further business to come before the Board, the meeting was adjourned at 11:45 a.m.

  
Mary Lou Delpech, Secretary  
Golden Rain Foundation of Walnut Creek

Complex Renovation Project/ Directed Staff to Seek Proposal from Existing Design Team for Del Valle

Reallocated Funds to Complete Space Needs Study for Studios

Announcements

Adjournment