

A regular meeting of the Board of Directors of the Golden Rain Foundation of Walnut Creek will be held in Peacock Hall at Gateway Complex, commencing at 9:00 a.m., Tuesday, October 10, 2017. The agenda for the meeting is listed below. It is sometimes necessary to add agenda items for consideration by the Board after the agenda has been prepared and distributed. These items will be described in the agenda available at the Board meeting. Regular meetings of the Board of Directors are open, and comments from residents are always welcome during the Residents' Forum.

A G E N D A

GOLDEN RAIN FOUNDATION OF WALNUT CREEK

REGULAR MEETING OF THE BOARD OF DIRECTORS TUESDAY, OCTOBER 10, 2017, AT 9:00 A.M.

1. MEETING CALLED TO ORDER: Geraldine Pyle, President

2. ROLL CALL: Pyle (G), Roath (F), Kelso (D), Neff (H), Adams (A), Birdsall (I), Brown (B), Delpech (E), Fredlund (C), and O'Keefe, ex-officio member

3. RESIDENTS' FORUM

4. UNFINISHED BUSINESS

5. NEW BUSINESS
 - a. Consider Policy Committee's recommendation that the Board approve proposed revised Policy 104.1.1, Membership Guidelines. First reading. (Attachment) **Page 1**

 - b. Consider approving a contract with Mark Scott Construction in the amount of \$56,624 and a \$10,000 contingency for permits and unforeseen items to reconstruct the restroom next to the Dollar Pool damaged by a tree during the winter, with funding to come from the Operating Fund. Site improvements such as landscaping and containers are not part of this work. (Attachment) **Page 5**

6. ANNOUNCEMENTS
 - a. The next end-of-the month regular meeting of the Board will be held on Thursday, October 26, 2017, at 9:00 a.m. in Peacock Hall at Gateway Complex.

7. EXECUTIVE SESSION

- a. If an executive session is necessary, it will be announced during the regular meeting. Executive session topics are restricted to legal, personnel, and third-party contract matters.

8. RECESS OR ADJOURNMENT

pj

POLICY COMMITTEE REPORT

REGULAR MEETING
TUESDAY, OCTOBER 3, 2017, AT 1:30 P.M.

A regular meeting of the Policy Committee was convened by the Chairman, Robert D. Kelso, at 1:30 p.m. on Tuesday, October 3, 2017, in the Board Room at Gateway Complex.

Present, in addition to the Chairman, were Mary Lou Delpech, Stephen D. Roath, and Geraldine Pyle. Also attending were Timothy O'Keefe, CEO; Anthony W. Grafals, General Counsel and Jeff Matheson, Director of Residential Services. Attendance

Residents commented on Policy 502.0 (Bulletin Boards), 502.1 (Control Posting & Placement of Flyers), 601.2 (Rossmoor News Editorial Policy) and 604.0 (Rossmoor Election Media Access). Residents' Forum

Upon a motion, duly seconded, the Committee approved the minutes of the meeting held on September 5, 2017 without exception. Approval of Minutes of September 5, 2017

Following discussion and upon a motion, duly seconded, the Committee approved proposed changes to Policy 104.1.1 (Membership Guidelines) for recommendation to the GRF Board. Approved Changes to Policy 104.1.1 (Membership Guidelines)

Following discussion, the Committee requested staff to work on proposed revisions to Policy 502.0 (Bulletin Boards) for presentation to the Committee at its next scheduled regular meeting, along with Policy 502.1 (Control Posting & Placement of Flyers). Policy 502.0 (Bulletin Boards) Referred to Staff

The Committee took note of a conflict with the next regularly scheduled meeting date of November 7, 2017. Following discussion, the Committee approved moving the meeting date to 1:30 PM on November 15, 2017. Next Mtg. 10/3/17

There being no further business to come before the Committee, the meeting was adjourned at 2:45 p.m. Adjournment

Robert D. Kelso,
Policy Committee Chairman

Agenda Item: 5a
Subject: P104.1.1 (Membership
Guidelines)
Meeting Date: October 10, 2017

SUMMARY REPORT
GOLDEN RAIN FOUNDATION BOARD OF DIRECTORS

REPORT PREPARED BY:

Anthony W. Grafals, General Counsel and Director of Confidential Services

REQUESTED ACTION:

Consider possible revisions to Policy 104.1.1 (Membership Guidelines).

BACKGROUND:

At its May 9, 2017 meeting, the Board was presented with and discussed an Access Control Concept, for possible adoption. The result of the discussion was direction to staff to further develop the Concept for possible implementation by the Board at a later date.

Staff worked to address the relevant issues in order to facilitate implementation of the proposed system including modifications to existing GRF Policies. As a result, several existing Policies were modified by the Board at its July 27, 2017 meeting, including Policy 104.1.1 (Membership Guidelines), to help provide a foundation for needed changes.

Although revised P104.1.1 addressed membership rights and residency requirements for co-occupants, it referenced the term co-occupant as used in common language. Subsequently, staff was directed to create a specifically defined term for such references in the Policy.

The Policy Committee reviewed and approved revised Policy 104.1.1 (Membership Guidelines) at its October 3, 2017 meeting.

The attached revision creates a specifically defined term for Co-occupant, to replace the common language term previously included in the Policy. There are no other changes.

ATTACHMENTS:

- P104.1.1 Membership Guidelines (BLACKLINE)

Subject: Membership Guidelines

Purpose: To Clarify Guidelines for Membership

The Bylaws of the Golden Rain Foundation of Walnut Creek state that Membership is limited to, "one or more natural persons residing in a single manor, one of whom must be at least 55 years of age." Additionally, such Member must either be an owner of a Manor or shareholder of a cooperative, or a Designated Occupant. The Bylaws further define a Designated Occupant as one who resides in a Manor who has been designated by the applicable owner or shareholder, as an approved occupant in accordance with the requirements of the applicable Mutual.

Although GRF may not impose restrictions on ownership or occupancy, GRF has the authority to impose limitations on Membership in the GRF. Moreover, most, if not all, Mutuels require that individuals must be eligible for Membership in the GRF, in order to qualify for membership in a Mutual. Although the Bylaws of GRF predominate, the following is intended to supplement and clarify the requirements of the GRF Bylaws:

1. All occupants must be approved by the applicable Mutual in order to qualify for GRF Membership.
2. All prospective GRF Members must be approved by the Golden Rain Foundation.

~~3. No person may be added to an existing Membership unless that person intends to occupy the Manor to which such Membership is appurtenant, which may be verified by proof of residence.~~

4.3. The execution of the Waiver of Right to Use Community Facilities document is required when the Member will not be the owner(s) of record. Execution of this document establishes the non-owner occupant as a Designated Occupant and Member of the Foundation, pursuant to the Bylaws of the Foundation. Execution of this document establishes conclusively that the owner is not a Member of GRF, and enjoys none of the privileges thereof. Any subsequent change to Membership will be subject to payment of any applicable Membership fee pursuant to Policy 102.1.4.

~~5.4.~~ Each Membership must include at least one person who is 55 years of age or older.

~~6.5.~~ Each Membership shall be limited to the number of residents per manor as prescribed by the applicable Mutual.

6. For purposes of this Policy 104.1.1, a Co-occupant is defined as a natural person(s) included in an existing Membership by virtue of residing in a Manor along with a Member(s) who is either an owner occupant or Designated Occupant. No person may be added to an existing Membership as a Co-occupant unless that person intends to occupy the Manor to which such Membership is appurtenant, which may be verified by acceptable proof of residence as determined by GRF.

Policy 104.1.1

7. All ~~ee~~Co-occupants shall be registered by the Foundation as residing in the applicable Manor and may be required to pay a fee for such registration at the discretion of the Board of Directors. A schedule of any such applicable fees shall be maintained by Member Records and provided to Members upon request.
8. Only ~~ee~~Co-occupants who have been properly registered are entitled to use of the community facilities.
9. Members, including Co-occupants, may be issued an identification card or other access devices, which may be subject to periodic renewal, and an administrative fee for issuance, renewal or replacement.

Authority: Policy

5/29/69

7/1/76 Rev.

1/1/85 Rev.

6/6/89 Rev.

2/28/13 Rev.

7/27/17 Rev.

/ /17 Rev.

**SUMMARY REPORT
GOLDEN RAIN FOUNDATION BOARD OF DIRECTORS**

REPORT PREPARED BY:

Paul Donner
Director of Mutual Operations

REQUESTED ACTION/RECOMMENDATION:

Approve a contract with Mark Scott Construction in the amount of \$56,624 and a \$10,000 contingency for permits and unforeseen items to reconstruct the restroom next to the Dollar Pool damaged by a tree during the winter. Site improvements such as landscaping and containers are not part of this work.

BACKGROUND:

On February 20th this year a large oak tree fell and damaged the roof of the building. Architectural Networks Inc. was hired to produce construction drawings to repair the roof and components. During the permit review phase, ADA upgrades were required by the City of Walnut Creek, plus additional expense by the sanitary district to disconnect and reconnect of the sewer to the restroom building. As of today's date expenses for emergency response, clean up, design work and permits total \$48,465 with another \$11,000 due to the Architect. After the plan review, bids were solicited for the rebuild and Mark Scott Construction was the lowest bid.

Summary of the bid is as follows:

Davis Home Pros	Declined to bid due to work load
Oak Park Construction	\$84,252
Don Moura Const	Looked at job but have not received bid
Mark Scott Const	\$56,624
AMAC	\$163,631

ALTERNATE AND OPTIONS:

The Board could defer the project for more bidders but structure would need to have a new tarp installed over the winter to minimize additional damage to the plumbing components.

SUBSEQUENT ACTIONS:

If approved by the Board work would begin on the project as soon as it could be scheduled.

FINANCIAL IMPACT:

The financial impact for the project if approved in total is \$100,000. This is the amount of the insurance deductible. If approval is granted, the total amount spent would reflect the amount of the deductible. Funding would come from the Operating Fund.

ATTACHMENTS:

None.