

MINUTES

GOLDEN RAIN FOUNDATION OF WALNUT CREEK

REGULAR MEETING OF THE BOARD OF DIRECTORS TUESDAY, FEBRUARY 14, 2017, 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, February 14, 2017, in Peacock Hall at Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Leslie Birdsall, Melvin C. Fredlund, Mary Lou Delpech, Kenneth W. Haley, Sue DiMaggio Adams, Carl W. Brown, Geraldine Pyle, Stephen D. Roath, and Timothy O'Keefe, Chief Executive Officer (CEO), ex-officio member of the Board

Attendance

Excused: Robert D. Kelso

The President introduced Cindy Silva, Walnut Creek City Council member and the City's Liaison to Rossmoor, who gave an update on City and Council activities in Walnut Creek.

During the Residents' Forum, Paul Rosenzweig, Sheldon Solloway, and then John H. Nutley expressed their concerns about staff's new membership transfer fee structure concept.

A motion was made by Ms. Adams and seconded by Ms. Delpech to approve awarding the prime contractor bid for the construction of the Del Valle Complex Renovation Project and associated improvements to Tilton Pacific Construction, Inc., in the amount of \$6,217,858, to be paid from the Trust Estate Fund, and to authorize the CEO to execute the agreement on behalf of the GRF, including any change orders within the overall authorized project budget. The President called on Mr. Matheson who commented on the three agenda items related to the Del Valle Complex Renovation Project, giving an overview of them. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Approved
Awarding
Prime Con-
tractor Bid
for Construc-
tion of Del
Valle Complex
Renovation
Project

Following remarks by Mr. Matheson and discussion, a motion was made by Ms. Adams, seconded by Ms. Delpech, and CARRIED UNANIMOUSLY to authorize the CEO to execute an agreement with Mobil Modular in the amount of \$178,128, to be paid from the Trust Estate Fund, for the delivery and set-up, 10 month rental, and removal of the modular buildings to house the fitness program during the duration of construction.

Authorized
CEO to
Execute
Agreement
for Modular
Buildings

A motion was made by Ms. Adams and seconded by Ms. Delpech to approve the Del Valle Complex Renovation Project construction phase budget in the amount of \$8,429,300, which includes an owner's

Approved
Del Valle
Complex

contingency, to be paid from the Trust Estate Fund, and to authorize the CEO to do all things necessary, including executing agreements on behalf of the GRF, to complete the project. Following remarks by Mr. Matheson and discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Renovation
Project
Construction
Phase
Budget

The President then reviewed the history of the Del Valle Complex Renovation Project and discussed related matters, following which he thanked all those involved in the Project for their work.

The President called on the CEO, who reviewed a PowerPoint presentation introducing and describing the concept of a lessee facility usage fee, a proposed new membership transfer fee structure, and a facility access control system (copy on file with the minutes). He noted that staff was asking for input from the Board on the concept and not asking for approval. Discussion followed.

Presenta-
tion re.
Concept of
Lessee
Facility
Usage Fee/
New Mem-
bership
Transfer Fee
Structure &
Facility
Access
Control
System

It was the consensus of the members of the Board that they liked the idea of having restricted access to GRF's amenities and the idea of a renters' fee. The Board, however, was generally skeptical about the idea of the proposed incremental membership transfer fee.

The CEO noted that this matter will be further discussed at a future meeting of the Board.

Before concluding, the President announced that the next regular meeting of the Board will be held on Thursday, February 23, 2017, 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 contract and legal matters and any other appropriate business.

Announce-
ments

There being no further business to come before the Board, the meeting was recessed at 11:25 a.m. and reconvened in executive session at 12:15 p.m. in the Board Room.

Recess


Mary Lou Delpech, Secretary
Golden Rain Foundation of Walnut Creek