

## MINUTES

### GOLDEN RAIN FOUNDATION OF WALNUT CREEK

#### REGULAR MEETING OF THE BOARD OF DIRECTORS TUESDAY, JUNE 13, 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, Geraldine Pyle, at 9:00 a.m. on Tuesday, June 13, 2017, in the Fireside Room at Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

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

Attendance

Absent: None

During the Residents' Forum, John H. Nutley expressed his support of 3 of the proposed GRF Board goals for 2017–2018; namely, to start planning for a water reclamation facility, to begin planning for the renovation of Hillside Clubhouse; and to finish the Del Valle renovation.

Residents'  
Forum

President Geri Pyle turned the meeting over to the CEO, who introduced and led discussion regarding the agenda item to list, prioritize, and approve the Board's goals for the 2017-2018 Board year. He then explained the process to be followed to prioritize goals and reviewed a spreadsheet listing the proposed goals, which was projected on a screen. The members of the Board were given the opportunity to comment on each proposed goal, revise them, and articulate any possible additional goals. Some of the goals were revised and four were deleted. No additional goals were added to the list. Each of the members of the Board were then given five (5) colored stickers (dots) to place by the goals they believed are of the highest priority (one dot per goal).

Board  
Goals for  
2017-2018  
Discussed &  
Prioritized

The members of the Board then prioritized the following list of goals, which are listed in descending order of Board support:

#### 6 Dots

1. Create plan for synchronization of GRF databases.
2. Implement remodel of Gateway Studios.

#### 5 Dots

3. LED lighting retrofit for streets and buildings & other energy efficiency improvements.

4. Start planning for a water reclamation facility.
5. Create Planning Committee.

**4 Dots**

6. Implement access control at Del Valle as a pilot, then evaluate whether to expand.

**3 Dots**

7. Acquire and install emergency generator.

**2 Dots**

8. Overhaul website and implement resident portal.
9. Initiate a 4 year project to replace 5 Rossmoor Public Bathrooms (including new one at back of Creekside course).

**1 Dot**

10. Prioritize and implement traffic study recommendations.
11. Prioritize up to \$250,000 in Traffic Study projects with 1st Phase.
12. Begin planning for renovation of MOD Office and Corporate Yard Complex.
13. Define Membership Management specifications with a look toward Access Control at the entry gate.
14. Begin planning for Hillside renovation.
15. Find out who owns multiple manors and has not paid MTF. Estimate amount of dollars lost because some have not paid MTF. Implement charging mechanism.
16. Consolidate Fitness Center and Aquatics Advisory Committees.

**O Dots**

17. Hire consultant to guide community on creation of Master Development Plan.

18. Establish formal guidelines for capital withdrawals from Trust Fund and Operating Fund.
19. Determine when and how much Membership Transfer Fee should increase.
20. Explore stabilization and restoration of creek.
21. Finish Del Valle renovation.
22. Identify long term pickleball solution.
23. Explore options to reduce leaf blower noise.
24. Determine rental information in Rossmoor.
25. Explore selling property to fund capital projects.

A motion was made by Mr. Kelso, seconded by Ms. Adams, and CARRIED UNANIMOUSLY to approve the following Board goals with at least 5 dots, a majority of the Board, for 2017-2018:

Approved  
Board  
Goals for  
2017-2018

- #1. Create plan for synchronization of GRF databases. 6 dots
- #2. Implement remodel of Gateway Studios. 6 dots
- #3. LED lighting retrofit for streets and buildings & other energy efficiency improvements. 5 dots
- #4. Start planning for a water reclamation facility. 5 dots
- #5. Create a Planning Committee. 5 dots

It was noted that proposed goals with less than 5 dots may still receive attention.

Before concluding, the President announced that the next end-of-month regular meeting of the Board will be held on Thursday, June 29, 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 a contract matter and any other appropriate business.

Announce-  
ments

There being no further business to come before the Board, the meeting was recessed at 11:35 a.m. and reconvened in executive session at 11:45 a.m. in the Board Room. Adjournment



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Robert D. Kelso, Secretary  
Golden Rain Foundation of Walnut Creek

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