MINUTES

GOLDEN RAIN FOUNDATION OF WALNUT CREEK

REGULAR MEETING OF THE BOARD OF DIRECTORS
THURSDAY, AUGUST 31, 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 Thursday, August 31, 2017, in Peacock Hall 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 Delpach, Melvin C. Fredlund, and Timothy O'Keefe, Chief Executive Officer (CEO), ex-officio member of the Board

Absent: None

Attendance

There being no corrections, the minutes of the regular meeting of the Board held on July 27, 2017, were approved, as written, by unanimous consent.

Minutes

Approved

Before proceeding further with the agenda for the meeting, the President announced that Cindy Silva, Walnut Creek City Council member and the City's Liaison to Rossmoor, is not present to make a report on the City's activities.

Treasurer's Report

Mary Neff gave the Treasurer's report for the period ending July 31, 2017.

CEO's Report

The CEO reviewed his written report dated August 24, 2017. Discussion followed.

Residents' Forum

During the Residents' Forum, Bill Knickerbocker spoke about the lighting around the Del Valle pool and then encouraged the Board to consider selling the naming rights for the newly renovated Del Valle Complex.

AAC Report

John H. Nutley suggested some names for the newly renovated Del Valle Complex.

Finance Committee Report

Brian K. Stack, Chairman, Aquatics Advisory Committee, said the written report of the Committee's August meeting was accurate and complete and that he would be happy to answer any questions. There were none.

In the absence of David Smith, Chairman, Finance Committee, the Vice Chairman of the Committee, F. William Dorband, reporting on the Committee's August meeting, commented on the Committee's recommendations that the Board: approve funding for the Del Valle Pool plastering and pump room upgrade project; authorize the CEO to execute an agreement for the purchase of an access control software package; and recognize and approve the
resolution passed by the Mutual 68 Board of Directors, reducing the number of
manors in the Mutual from 235 to 233 as of November 1, 2017.

Claudia Tierney, Chairman, Fitness Center Advisory Committee, reported that
there were 9,365 visits to the Fitness Center in July. Discussion followed.

In the absence of John McDonnell, Chairman, Golf Advisory Committee, the
Director of Golf, Mark Heptig, reported that because there has been such a
continuous flow of water, even now, from the winter storms, they were able to
open the EBMUD valve late (on July 19th) and keep capturing lots of water
throughout the summer. The result is that the golf course EBMUD water bill
will be less than anticipated. He estimates that the gap in the collection of golf
course fees and the water bill will even out by the end of the year, meaning he
thinks they will be close to budget. Discussion followed.

The President called on the Director of Resident Services, Jeff Matheson, who
commented on the Del Valle Pool plastering and pump room upgrade project.

A motion was made by Mr. Kelso, seconded by Ms. Adams, and
CARRIED UNANIMOUSLY to approve funding in the amount of
$52,500 for the Del Valle Pool plastering and pump room upgrade
project to be paid from the Trust Estate Fund.

Following remarks by the President, a motion was made by Ms.
Delpech, seconded by Mr. Roath, and CARRIED UNANIMOUSLY to
approve establishing a Board Ad Hoc Committee to recommend to the
Board names for the renovated Del Valle Fitness Center Complex and
the rooms therein; approve a Mission Statement for the Ad Hoc
Committee; and approve the appointment of the following Board
members to the Ad Hoc Committee: Sue DiMaggio Adams, Leslie
Birdsall, and Robert D. Kelso. The President then announced her
appointment of Sue DiMaggio Adams as Chairman of the Ad Hoc
Committee.

Following remarks by the President, a motion was made by Mr. Roath
and seconded by Ms. Adams to authorize the CEO to execute an
agreement with Siemens for the purchase of an access control
software package in an amount not to exceed $38,000, which includes
a 10% contingency, to be paid from the Trust Estate Fund.

A motion was made by Mrs. Neff and seconded by Mr. Roath to amend
the main motion to authorize the CEO to execute an agreement with
Siemens for the purchase of an access control software package in an
amount not to exceed $38,000, which includes a 10% contingency, to
be paid from the Trust Estate Fund, to stipulate that the money spent
on the ID tags will be paid from the Operating Fund and the remaining
funds will be paid from the Trust Estate Fund. Following discussion, the vote on the motion was taken, and the motion CARRIED, with Ms. Pyle voting no and Mr. Brown abstaining.

A motion was made by Ms. Neff and seconded by Mr. Kelso to amend the amended motion to authorize the CEO to execute an agreement with Siemens for the purchase of an access control software package in an amount not to exceed $38,000, which includes a 10% contingency, with the money spent on the ID tags to be paid from the Operating Fund and the remaining funds to be paid from the Trust Estate Fund, to ensure co-occupants in the new fitness access system actually live in Rossmoor, implement the updated co-occupant proof of residency policy so that their Rossmoor address is confirmed. Following discussion, Ms. Neff, the maker of the motion, and Mr. Kelso, the second, withdrew the motion.

Ms. Adams called for the question on the amended motion. A vote was taken, with Messrs. Brown and Kelso voting no, to close discussion on the amended motion.

The vote was then taken on the motion, as amended, to authorize the CEO to execute an agreement with Siemens for the purchase of an access control software package in an amount not to exceed $38,000, which includes a 10% contingency, with the money spent on the ID tags to be paid from the Operating Fund and the remaining funds to be paid from the Trust Estate Fund, and the amended motion CARRIED, with Mr. Kelso abstaining and Mr. Brown voting no.

The President called on Rebecca Pollon, Landscape Manager, who reviewed a PowerPoint presentation (copy on file) regarding integrated weed management in Rossmoor and her operations' use of chemicals and answered questions from members of the Board. During her presentation she discussed why it's important to address weeds, weed removal options, and GRF's strategy and philosophy for the treatment of weeds. She then said that GRF's landscape goals for Rossmoor are to reduce all herbicide usage by taking a "whole system" approach to minimize and prevent weeds and increase plant vigor and longevity by building long-term soil health.

The President then called on Mark Heptig, Director of Golf, who described the use of chemicals on the Rossmoor golf courses and related matters, noting that the amount of fertilizer and pesticide applications and the frequency of the applications on the golf courses are far less than those at other golf courses in this region. He went on to say that, when it comes to the management of chemicals used on the golf courses, staff is again conservative and aware of their impact on the land. Their goal is to use fewer chemicals. Discussion
followed during which Mr. Heptig answered questions from members of the Board.

The President next called on Paul Donner, Director of Mutual and Trust Operations, who gave some background information regarding the proposal to approve a consulting agreement with Green Earthology to develop a complete comprehensive recycle plan that will be designed and implemented specifically for Rossmoor. He then introduced Kevin Fretz, President – Chief Executive Officer, and Mark Farmer, President – Equipment Division, Green Earthology, and then turned the meeting over to Messrs. Fretz and Farmer, Green Earthology, who discussed their background. Mr. Fretz then reviewed a PowerPoint presentation regarding sustainability (copy on file) and, along with Mr. Farmer, answered questions from members of the Board.

A motion was made by Mr. Kelso and seconded by Mr. Roath to approve a 6-month consulting agreement with Green Earthology to develop a complete comprehensive recycle plan that will be designed and implemented specifically for Rossmoor in the amount of $60,000, to be paid from the operating fund. The agreement will include 30 days of onsite training for the Landscape Manager and other staff. Following discussion, the vote on the motion was taken, and the motion CARRIED, with Ms. Pyle voting no.

Before concluding, the President announced that the next mid-month regular meeting of the Board will be held on Tuesday, September 12, and Wednesday, September 13, 2017, 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 2018; that the next end-of-the month regular meeting of the Board will be held on Thursday, September 28, 2017, at 9:00 a.m. in Peacock Hall at Gateway Complex; and that there will be an executive session of the Board following this meeting to discuss legal matters and any other appropriate business.

There being no further business to come before the Board, the meeting was recessed at 11:29 a.m. and reconvened in executive session at 12:08 p.m. in the Board Room.

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

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