

14 GOVERNANCE



A. Background

The Rossmoor community is part of the City of Walnut Creek and subject to City regulations, as well as Contra Costa County and special districts. The City of Walnut Creek has currently designated one council member to liaison with the Rossmoor community.

Rossmoor's internal governance is divided between the GRF and the 18 Mutuals (homeowners' associations or common interest developments), which comprise Rossmoor-Walnut Creek. The Mutuals are individually, and independently responsible for maintenance and management of the 6,678 Manors and the common

properties they occupy. The GRF is the Trustee of the Trust Estate which includes the property and facilities commonly available to all of the 18 Mutuals located in Rossmoor-Walnut Creek. The GRF utilizes the property and facilities included in the Trust Estate to provide recreational services and programs to the residents of the Mutuals qualifying for Membership in the GRF. The 1964 Trust Agreement which created this Trust Estate may expire in 2034, unless it is extended prior to that time, either by amendment, or by the application of the Rule Against Perpetuities language set forth in the Agreement. GRF is not a Common Interest Development as defined in the Davis-Sterling Act and is therefore not generally subject to the Act, except to the extent that it applies to Community Service Organizations, as defined in the Act.

The GRF Board consists of nine members with staggered three year terms, and Board members may be elected up to two times. Board members are elected in nine Districts, comprised of an approximately equal number of manors, with one vote allowed per manor. Voting is completed by mail annually. The ballots are mailed to an auditing firm, which provides official counts. The results are officially announced at the Annual Meeting of Members on the second Monday in May. Candidacy is established through Nominating Petitions. Any member residing within a District may be a nominee and manor owners may sign as many petitions as they so choose so long as they reside in the same district as the nominee.

There are three Standing Committees consisting of Board members, including Mutual Liaison, Policy, and Compensation, and five Standing Resident Advisory Committees consisting of one Board liaison and residents selected by the Board, including Aquatics, Audit, Finance, Fitness, and Golf. Ad-hoc committees, task forces, and CEO advisory groups are established as needed.

GRF meetings are open and are noticed via the Rossmoor News and televised by the TV channel. Annual financial reports are shared with the Mutuals as beneficiaries of the GRF trust. Records requests are honored per Davis-Stirling Act requirements for Inspection of Books and Records.

B. Goals, Policies, and Actions

Goal GOV-1	Transparent, representative governance that is responsive to the needs of the Mutuals and Rossmoor residents.
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Policies

- Policy GOV-1.1 Maintain and revise, as required, GRF's bylaws, policies, procedures, and rules so that they continue to respond to the needs of Rossmoor residents.
- Policy GOV-1.2 Continue to use a Trust Agreement and supporting policies as a vehicle for cooperative and interdependent GRF and Mutual governance.
- Policy GOV-1.3 Continue to openly gather resident input on large projects before making decisions.

Actions

- Action GOV-1.1 Maintain and enhance a simplified document and diagrams explaining the Rossmoor governance structure and use it consistently on the website, in the Rossmoor News, and in GRF materials sent to residents.
- Action GOV-1.2 Establish a procedure for revising the Trust Agreement in advance of expiration on April 19th, 2034.
- Action GOV-1.3 Improve the publicity about the GRF absentee voting options for residents who are not present during a GRF voting period.
- Action GOV-1.4 Continue to use resident audit and finance committees to examine financial performance and internal controls.
- Action GOV-1.5 Continue a review cycle for key operational processes to ensure GRF operations and resident services are relevant, efficient, and cost effective.

Goal GOV-2 Participation by Rossmoor residents in GRF governance.

Policies

- Policy GOV-2.1 Ensure that residents have appropriate opportunities to provide input in GRF decision-making processes by providing opportunities such as one-on-one meetings with the CEO, Town Hall meetings with a professional moderator, and statistically valid surveys using current technology to gauge resident opinion on key issues.
- Policy GOV-2.2 Encourage residents to participate in Ad Hoc and Resident Advisory Committees and CEO Advisory Groups, particularly when they have interests or expertise relevant to the topic being addressed.

Actions

- Action GOV-2.1 Study whether to create a formal grievance procedure for residents with concerns related to GRF functions.
- Action GOV-2.2 Expand the training and orientation program for GRF Board members and others in GRF leadership positions. (Completed 2011)
- Action GOV-2.3 Consider use of technology and alternative formats for GRF meetings with the objective to increase resident participation.