

MINUTES

GOLDEN RAIN FOUNDATION OF WALNUT CREEK

REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, APRIL 26, 2018, 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, April 26, 2018, in the Board Room at Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

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

Attendance

Excused: Robert D. Kelso

There being no corrections, the minutes of the regular meeting of the Board held on March 29, 2018, were approved, as written, by unanimous consent.

Minutes
Approved

The President called on 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.

Mary Neff gave the Treasurer's report for the period ending March 28, 2018.

Treasurer's
Report/
CEO's
Report

The CEO reviewed his written report dated April 18, 2018.

During the Residents' Forum, Nancy Gilbert spoke about the condition of the bathrooms at Dollar Clubhouse.

Residents'
Forum

Martela Beck spoke about the mats, the swimsuit water extractor, and the pads on the benches in the women's locker room in the Tice Creek Fitness Center.

Jan Howard talked about the Fitness Center locker rooms and the accessibility to get into them and requested that automatic doors replace the two heavy doors to get into the locker room.

Sara Spence, speaking on behalf of the studio groups, said that the groups who use the studios at Gateway Complex are in favor of the proposal to hire PSM Architectural Firm to renovate the Gateway studios and urged the Board to move forward with the proposal.

Holly Oddson, a member of the Visuals Arts Modernization Project Committee and representing the Sewing Arts Studio, thanked the Board for considering PSM Architectural Firm to renovate the Gateway studios.

Dale Reynolds, President of the Rossmoor Pickleball Club, thanked the Board for what it has done for the Club. He then noted that the Club has grown 4,000% since it was founded in the spring of 2009 and gave some other Club statistics. He concluded by asking that the Board give serious consideration going forward to approving a capital expenditure budget to create a new pickleball facility.

John McDonnell and then Brad Waite, Vice President of Sustainable Rossmoor, Marcia McLean, President of Sustainable Rossmoor, Carol Weed, Barry Brian, Anne Foreman, and Sam Foreman spoke in support of a water reclamation facility in Rossmoor and urged the Board to consider taking the next steps for the project.

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

In the absence of Paul Rosenzweig, Chairman, Audit Committee, Mary Neff, Vice Chairman of the Committee, reported on the Committee's April meeting at which the Committee considered the 2017 Audit Report.

A motion was made by Mr. Roath, seconded by Ms. Adams, and CARRIED UNANIMOUSLY to accept the audited financial statement report for the year ended December 31, 2017, as submitted by the Foundation's independent audit firm, Burr Pilger Mayer (agenda attachment 8b1-1 through 8b1-25).

In the absence of David Smith, Chairman, Finance Committee, Bill Dorband, Vice Chairman of the Committee, reported on the Committee's April meeting and commented on the Committee's recommendation regarding borrowing funds to complete the renovation of the Tice Creek Fitness Center.

Finance
Committee
Report

A motion was made by Mrs. Neff and seconded by Ms. Adams to approve, as recommended by the Finance Committee, borrowing \$6.1 million from Mechanics Bank at an interest rate of 5.11% for a term of 15 years to complete the renovation of Tice Creek Fitness Center. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Approved
Borrowing
Funds for
Completion
of Fitness
Center
Renovation

Claudia Tierney, Chairman, Fitness Center Advisory Committee, reported on the Committee's April meeting at which the Committee approved a policy for the use of the Pilates Studio and primarily discussed suggested improvements to the Fitness Center. Discussion followed.

FCAC
Report

A motion was made by Ms. Adams and seconded by Ms. Neff to approve funding in the amount of \$93,285, from the Trust Estate Fund for the following items to be completed at the Tice Creek Fitness Center as recommended by the Fitness Center Advisory and the Aquatics Advisory Committees:

Approved
Funds for
Improve-
ments at
Fitness
Center

Remove one entry door to the women's locker room, install an automatic opener, and add a privacy screen.

Add additional lockers in the locker rooms.

Move swimsuit water extractor in the women's locker room.

Add additional floor mats in the locker rooms.

Add roller shades to the high windows facing the street.

Add cabinetry in the frail area and the Serenity Room.

Add two additional barres in the Aerobics Room.

Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY,

John McDonnell, Chairman, Golf Advisory Committee, commented on the proposed water reclamation project, noting that the members of the Committee supported the project. He then reported that the use of herbicides on the golf course in the first four months of 2018 has been reduced significantly and is down 70%. He then reported that the golf financials are strong.

GAC
Report

Steve Roath, Chairman, Compensation Committee, reported on the Committee's April meeting at which the Committee made further progress on its responsibility for determining the amount that will be included in 2019 budgetary allocations for each department.

Compensation
Committee
Report

Leslie Birdsall, Chairman, Planning Committee, reporting on the Committee's April meeting, discussed some of the Committee's recommendations regarding traffic improvements and noted that the Committee is developing a selection criteria to prioritize potential major capital projects.

Planning
Committee
Report

The President called on the CEO, who discussed background information regarding the Water Reclamation Facility Opportunities and Constraints Analysis (agenda attachment 11a-4 through 11a-29) and related matters and then introduced Jim Brezack, President, Brezack & Associates Planning, who discussed the purpose of the project and reviewed a PowerPoint presentation regarding the project. Discussion followed.

Water
Reclamation
Facility

A motion was made by Mr. Birdsall, seconded by Ms. Adams, and CARRIED, with Mrs. Neff abstaining, to approve proceeding to stage 2 with Brezack & Associates Planning for a feasibility study for a water reclamation facility in Rossmoor for an expenditure of up to \$150,000 from the Trust Estate Fund.

Approved
Funds for
Feasibility
Study for
Water Re-
clamation
Facility

Following introductory remarks by Mr. Matheson, a motion was made by Ms. Adams, seconded by Mrs. Neff, and CARRIED UNANIMOUSLY to authorize the CEO to execute an agreement with PSM Architects, Inc., to complete the design and construction documents for the renovation of the workshops at Gateway Clubhouse in an amount not to exceed \$83,000, which includes a contingency, to be paid from the Trust Estate Fund.

Authorized
CEO to
Execute
Agreement
for Renovation of
Gateway
Studios/
Approved
Funds to
Replace
Radio Re-
peaters

Following introductory remarks by Paul Donner, Director of Mutual and Trust Operations, a motion was made by Ms. Adams, seconded by Mrs. Neff, and CARRIED UNANIMOUSLY approved an expenditure of up to \$13,000 from the Trust Estate Fund and authorized the CEO to execute a contract with Red Cloud Wireless Voice and Data to replace two radio repeaters that assist with staff two-way radio communication.

The President took this opportunity to recognize Director Fredlund for completing his second three-year term on the Board representing District C and thanked him for his service. Director Fredlund then expressed his thanks to the Board and the residents for the opportunity they gave him to serve.

Director
Fredlund
Thanked
for Service

Before concluding, the President announced that there will not be a mid-month regular meeting of the Board in May; that the Fifty-Fourth Annual Meeting of Members of the GRF will be held on Monday, May 14, 2018, at 9:30 a.m. in Peacock Hall at Gateway Complex. An organizational meeting of the Board will be convened following the Annual Meeting; that the next regular meeting of the Board will be held on May 31, 2018, 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 and personnel matters and any other appropriate business.

Announcements

There being no further business to come before the Board, the meeting was recessed at 11:57 a.m.

Recess



Geraldine Pyle, President
Golden Rain Foundation of Walnut Creek