

MINUTES

GOLDEN RAIN FOUNDATION OF WALNUT CREEK

REGULAR MEETING OF THE BOARD OF DIRECTORS

THURSDAY, DECEMBER 3, 2015, 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 Thursday, December 3, 2015, in Peacock Hall at Gateway Complex, 1001 Golden Rain Road, Walnut Creek, California.

ROLL CALL: Present: Leslie Birdsall, Barbara S. Jordan, Mary Lou Delpech, Kenneth W. Haley, Sue DiMaggio Adams, Richard E. Hurley, Melvin C. Fredlund, Robert D. Kelso, Geraldine Pyle, and Timothy O'Keefe, Chief Executive Officer (CEO), ex-officio member of the Board Attendance

Absent: None

There being no corrections, the minutes of the regular meeting of the Board held on October 29, 2015, were approved, as written, by unanimous consent. Minutes Approved

Mr. Haley gave the Treasurer's report for the period ending October 31, 2015. Treasurer's Report/

The President welcomed GRF's new CEO, who, during his CEO's report, talked about his first two weeks on the job and then reviewed his written report dated November 25, 2015. CEO's Report

During the Residents' Forum, David Heflich, Loretta Casalaina, and then Jean Wilcox, speaking on behalf of the Performing Arts Guild of Rossmoor (PAGR), spoke in support of converting the Las Trampas Room at Hillside Clubhouse into a performing arts studio and urged the Board to approve funds for the requested tiered risers for the Las Trampas Room. Residents' Forum

Patricia Sharaf and then Claire Toasperm, also speaking on behalf of PAGR, spoke in support of the purchase of acoustical panels for the Event Center and commented on the Guild's efforts to raise funds for this project. They both encouraged the Board to approve the additional funds needed to purchase the panels.

Gabrielle Miller, Christa Kell, and then Sara Spence spoke in support of the Visual Arts Modernization Project (VAMP), for the modernization of the arts and crafts studios at Gateway Complex, commented on the need for additional space in the studios, and urged the Board to do something about it.

Carl Brown reiterated his concerns about the Broadband Report.

Elizabeth Knefel expressed her concerns about the placement of the speed indicator sign and the speed reader on Golden Rain Road, which she said rarely works, and asked that someone make sure it works.

Steven Adza spoke about El Nino and storm water management.

Judith Morton, a member of the Aquatics Advisory Committee, referred to the ultra-violet system for the Del Valle pools, which is included in the proposed list of capital expenditures for 2016 on the agenda for consideration of approval later in the meeting, and emphasized that an ultra-violet system is definitely not an amenity, but a health and safety issue.

John H. Nutley spoke in support of the PAGR's request that the Board approve the additional funds needed to purchase the acoustical panels for the Event Center and commended the Guild for its fund-raising efforts for the panels.

Brian Stack, Chairman, Aquatics Advisory Committee, commented on the value of adding an ultra-violet system to the Del Valle pools based on his personal experience with ultra-violet systems. Discussion followed. [AAC Report](#)

Jean Autrey, Vice Chairman, Finance Committee, reported that the Committee, at its December meeting, voted to recommend to the Board that the Trust Fund has sufficient funds available to fund the 2016 Capital Expenditures Budget in the amount of \$852,537. It also voted to recommend that, should the Board wish to raise additional capital for various Trust projects, it borrow needed additional funds and consider the sale of the Medical Center as a last resort because of the considerable costs of sale and taxes that would be incurred. Mr. Smith, a member of the Finance Committee and a member of its Subcommittee appointed to look into alternative financing options to raise funds for various future Trust projects, elaborated on the subject. Discussion followed. [Finance Committee Report](#)

Claudia Tierney, Chairman, Fitness Center Advisory Committee, highlighted items in the report of the Committee's November meeting. [FCAC Report](#)

John McDonnell, Chairman, Golf Advisory Committee, reported year-to-date golf course revenue, the number of rounds played, and golf shop sales, noting an increase in all three areas over 2014. He encouraged the Board to approve the reappointment of May Hufford and Susan Williamson to the GAC, which is on the agenda for consideration of approval later in the meeting. [GAC Report](#)

Leslie Birdsall, Chairman, Policy Committee, reporting on the Committee's November meeting, reviewed the Committee's recommended proposed revisions to Rule R108.0, Parking. Discussion followed. Mr. Birdsall then reviewed the Committee's recommended proposed revisions to Rule R201.0, Traffic Rules and Regulations. Discussion followed. Mr. Birdsall lastly reviewed the Committee's [Policy Committee Report](#)

recommended proposed revisions to Policy 104.1.2, Use of Community Facilities by Lessees. Discussion followed. It was noted that this was the first reading on the proposed revised Rules and Policy. In keeping with the Board's practice that policy, procedure, and rule items be on the agenda for two end-of-the-month meetings to allow time for resident input, consideration of approving proposed revised Rules R108.0 and R201.0 and proposed revised Policy 104.1.2 was deferred to the January 28, 2016, regular meeting of the Board.

A motion was made by Ms. Jordan, seconded by Ms. Delpech, and CARRIED UNANIMOUSLY to approve, as recommended by the Women's 18-Hole Golf Club, the reappointment of Mary Hufford as the Club's representative to the Golf Advisory Committee for a two-year term, effective January 1, 2016, and, as recommended by the Happy Hackers, the reappointment of Susan Williamson as the Club's representative to the Golf Advisory Committee for a two-year term, effective January 1, 2016.

M. Hufford
& S. Will-
iamson Re-
appointed
to GAC

A motion was made by Mr. Kelso and seconded by Ms. Delpech to approve the proposed capital expenditures in the amount of \$852,537 for 2016 to be paid from the Trust Estate Fund. At this point the President noted that the Finance Committee voted to recommend to the Board that the Trust Fund has sufficient funds available to fund the 2016 Capital Expenditures Budget. Discussion followed.

Motion to
Approve
Proposed
2016
Capital Ex-
penditures/
Motion to
Amend
Motion to
Approve
Proposed
Capital Ex-
penditures
Failed/
Proposed
2016
Capital Ex-
penditures
Approved

A motion was made by Mr. Haley and seconded by Ms. Delpech to amend the motion to approve the proposed capital expenditures in the amount of \$852,537 for 2016 to be paid from the Trust Estate Fund and remove the ultra-violet system for the Del Valle pools in the amount of \$120,000 from the list of proposed capital expenditures. Following discussion, the vote on the motion was taken, and the motion FAILED, with Mr. Haley voting yes.

The vote was then taken on the motion to approve the proposed capital expenditures in the amount of \$852,537 for 2016 (agenda attachment 10b-3) to be paid from the Trust Estate Fund, and the motion CARRIED UNANIMOUSLY.

A motion was made by Mr. Birdsall and seconded by Ms. Jordan to double the 2015 employee holiday gift amount for distribution to the employees at its December 9th holiday luncheon. During discussion, Mr. Birdsall remarked that this is an opportunity to tell the employees that the Board does appreciate them and appreciates what they do. Mr. Kelso added that previous Board actions caused people to misinterpret the Board's view of employees, that the Board does appreciate staff, and that

Doubled
2015
Employee
Holiday
Gift
Amount


he heartily endorses this. The vote on the motion was then taken, and the motion CARRIED UNANIMOUSLY.

Before concluding, the President announced that there will not be a mid-month regular meeting of the Board in December or January; that the next end-of-the month regular meeting of the Board will be held on Thursday, January 28, 2016, 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 10:43 a.m. and reconvened in executive session at 10:55 a.m. in the Board Room.

Recess


Mary Lou Delpech, Secretary
Golden Rain Foundation of Walnut Creek

pj