

# MINUTES

## GOLDEN RAIN FOUNDATION OF WALNUT CREEK

### REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, JULY 30, 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, July 30, 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, Melvin C. Fredlund, Robert D. Kelso, Geraldine Pyle, and Warren T. Salmons, Chief Executive Officer (CEO), ex-officio member of the Board Attendance

Excused: Richard E. Hurley

There being no corrections, the minutes of the regular meeting of the Board held on June 25, 2015, were approved, as written, by unanimous consent. Minutes  
Approved

Mr. Haley gave the Treasurer's report for the period ending June 30, 2015. Treasurer's  
Report/

The CEO reviewed his written report dated July 22, 2015. Discussion followed. CEO's  
Report

During the Residents' Forum, Marie Kahn encouraged the conversion of the median strips in Rossmoor's most prominent, most used roadways to plantings appropriate to Rossmoor's summer dry climate. Residents'  
Forum

Carl Brown said that he did not like any of the options contained in the Broadband Report and has been looking at alternatives, some of which he described.

Carolyn Priest proposed an amendment to GRF's Rule R108.0, Parking, to prohibit the parking of POD's or any other storage or shipping containers from parking on Rossmoor streets or clubhouse parking areas. Robert DeGrassa then spoke in support of Ms. Priest's proposal.

Stephen Ritz, President, Rossmoor Pickleball Club, referred to proposals B & C for the Del Valle Complex Renovation Project, and expressed the Club's concerns over the loss of one indoor court and not being able to play outdoors in inclement weather as indicated in the proposals.

Dale O. Reynolds expressed his disappointment in the proposal to have only 2 indoor pickleball courts in the Del Valle Complex and explained why he was disappointed with the proposal.

Carol Doré said that it is essential that the 3 outdoor pickleball courts in the proposal for the Del Valle Complex Renovation Project be sufficiently enclosed to allow them to be used during rainy weather and mentioned some options for doing so.

Barry Elfant expressed his concerns and disappointment about the proposed pickleball courts in the Del Valle Complex and asked the Board to consider expanding the dimensions of the Sierra Room and create four full-time pickleball courts in it.

Kathleen Epperson asked what plans the Board has for involving resident feedback in refining the design of the Del Valle Complex Renovation Project and commented on related matters.

Peggy Jackson said that the Board needs to present an accelerated timeline for the renovation of the Fitness Center. She then asked the Board to schedule at least two community forums on the Del Valle Complex Renovation Project in August on an evening or on a weekend so that working residents can attend and give input on the project.

Kathryn Cardinal asked the Board how long it is going to take before the Del Valle Complex Renovation Project is finished.

Diane C. Mader asked the Board to consider adding a complete second floor over the fitness portion of the Del Valle Complex to provide for new programs, sports, and equipment; to find a place for an indoor walking track in the Complex; and to consider adding piping to permit the use of ozone to sanitize the pool water.

Mary A. England expressed her objections to the use of the words "healthy, active lifestyles" and "health and wellness activities" in the recommended Mission Statement for the Del Valle Complex and asked the Board to remove that verbiage from the Mission Statement. She also asked that the words "health and wellness" be removed from the recommended Key Objectives.

John Murphy asked if the Board has an information technology strategy and, if so, where is it published. He then expressed his frustration in not being able to communicate online with Mutual Operations Division staff.

John H. Nutley, speaking about financing, asked the Board not to be afraid to obtain a loan for the work before it and do what needs to be done.

Jo Jones, Chairman, Aquatics Advisory Committee (AAC), mentioned the July joint meeting of the AAC and the Fitness Center Advisory Committee and then reported on the AAC's July meeting.

AAC  
Report

In the absence of Christopher Yahng, Chairman, Finance Committee, Jean Autrey, Vice Chairman of the Committee, reported on the Committee's July meeting. Discussion followed.

Finance  
Committee  
Report

A motion was made by Mr. Haley, seconded by Ms. Delpech, and CARRIED UNANIMOUSLY to approve, as recommended by the Finance Committee, the FY2016 Operations Budget Principals (copy on file).

Approved  
FY2015  
Budget  
Principals/  
Approved  
2016 Budget  
Development  
Calendar

A motion was made by Mr. Haley and seconded by Ms. Jordan to approve, as recommended by the Finance Committee, the 2016 budget development calendar (agenda attachment 7b2-2). Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Claudia Tierney, Chairman, Fitness Center Advisory Committee (FCAC), reported on the July special joint meeting of the Aquatics Advisory Committee (AAC) and the FCAC and then reported on the July regular meeting of the FCAC. Discussion followed.

FCAC  
Report

A motion was made by Mr. Haley and seconded by Mr. Fredlund to approve, as recommended by the AAC and the FCAC the Mission Statement for the Del Valle Complex (agenda attachment 7c1-2). During discussion, Ms. Jordan proposed that the words "health and wellness" be removed from the Mission Statement. Further revisions to the Mission Statement were suggested. Following further discussion, Mr. Haley, the maker of the motion, and Mr. Fredlund, who seconded it, withdrew the motion.

Motion to  
Approve  
Mission  
Statement  
for Del  
Valle Complex  
Withdrawn

A motion was made by Mr. Haley, seconded by Ms. Jordan, and CARRIED UNANIMOUSLY to approve, as recommended by the AAC and the FCAC and revised by the Board, the following Mission Statement for the Del Valle Complex:

Approved  
Revised  
Mission  
Statement  
for Del  
Valle  
Complex

The mission of the Del Valle Complex is to support residents in their pursuit of a healthy active lifestyle for all fitness levels and abilities.

A motion was made by Mr. Haley, seconded by Ms. Delpech, and CARRIED UNANIMOUSLY to rescind the motion approving, as recommended by the AAC and the FCAC and revised by the Board, the Mission Statement for the Del Valle Complex (agenda attachment 7c1-2 and 7c1-3) and referred the Mission Statement and the Key Objectives for the Del Valle Complex back to the FCAC and the AAC for further consideration.

Rescinded  
Motion  
Approving  
Mission  
Statement  
for Del Valle  
Complex

No representative from the Golf Advisory Committee was present to report on the Committee's July meeting.

Ken Haley, Chairman, Compensation Committee, reporting on the Committee's July meeting, commented on the Committee's recommendations, one by one, regarding the operating budget for 2016.

A motion was made by Mr. Haley and seconded by Ms. Adams to approve, as recommended by the Compensation Committee, increasing the benefits program budget for 2016 by \$40,100. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

A motion was made by Mr. Haley and seconded by Ms. Adams to approve, as recommended by the Compensation Committee, including in the 2016 budget a pool of money equal to 3% of wages, up to \$138,000, to be used to adjust non-union compensation (Market/Merit/Promotion pool). Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

A motion was made by Ms. Adams and seconded by Ms. Delpech to approve, as recommended by the Compensation Committee, including in the 2016 budget an additional \$152,000 for estimated increases in contractual costs for the GRF operations budget-funded union employees in 2016. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

The President called on Jeff Matheson, Director, Resident Services, who made some introductory remarks regarding The Sports Management Group's (TSMG) development of conceptual design options for future renovation of the Del Valle Complex. He noted that this was an informational item, and no action is required by the Board at this time. The refined plans will be reviewed by the joint AAC and FCAC Committees at their joint meeting in August and their recommendation presented to the Board at its August 27<sup>th</sup> regular meeting. Mr. Matheson then called on David Petta, Principal Architect, ELS Architecture and Urban Design, and part of The Sports Management Group consulting team, who, following introductory remarks, reviewed a PowerPoint presentation (copy on file) of three conceptual design options for the Del Valle Complex. The preliminary cost estimates for the three conceptual design options ranged from a cost of \$8,700,000 to \$14,340,000 and did not include movable equipment, project management costs, professional fees, testing/permit/fees, and escalation beyond 2016 start of construction. Following the PowerPoint presentation, Mr. Petta answered questions from members of the Board.

Compensation Committee Rpt./ Approved Increasing Benefits Program Budget for 2016

Approved Including Funds in 2016 Budget for Market/Merit/Promotion Pool/ Approved Including Funds in 2016 Budget for Increased Contractual Costs

PowerPoint Presentation of Three Conceptual Design Options for Del Valle Complex

Mr. Matheson then made some introductory remarks regarding the proposed solar energy project and reviewed some background information about the project.

Solar Energy Project

A motion was made by Mr. Haley and seconded by Ms. Delpech to approve, as recommended by the Finance Committee and the CEO Solar Project Advisory Group, selecting a Power Purchase Agreement (PPA) as the financing option for a possible solar project to partially offset energy usage at GRF clubhouse facilities. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

Approved PPA as Financing Option for Solar Project/ Status

The CEO presented a status report regarding vendor selection for the proposed solar farm project. Discussion followed. This was an informational item, and no action was required by the Board at this time. The matter will be considered at the August 27<sup>th</sup> regular meeting of the Board.

Report re. Vendor for Solar Farm Project

Following an explanation of the item by the CEO, a motion was made by Ms. Adams, seconded by Ms. Delpech, and CARRIED UNANIMOUSLY to authorize reprogramming up to \$32,000 from the already approved 2015 Trust facilities/property maintenance, street maintenance (paving) project for repair of the Dollar Clubhouse air conditioning mechanical equipment.

Authorized Reprogramming Funds for Street Maintenance Project

Before concluding, the President announced that there will not be a mid-month regular meeting of the Board in August; that there will be an executive session of the Board on Tuesday, August 18<sup>th</sup>, and Wednesday, August 19<sup>th</sup>, to conduct initial interviews of ± five candidates for the CEO position; that the next end-of-the month regular meeting of the Board will be held on Thursday, August 27, 2015, 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 personnel matter and any other appropriate business.

Announcements

There being no further business to come before the Board, the meeting was recessed at 11:55 a.m. and reconvened in executive session at 12:35 p.m. in the Board Room.

Recess

  
Mary Lou Delpech, Secretary  
Golden Rain Foundation of Walnut Creek