

MINUTES

GOLDEN RAIN FOUNDATION OF WALNUT CREEK

REGULAR MEETING OF THE BOARD OF DIRECTORS THURSDAY, SEPTEMBER 28, 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, September 28, 2017, in the Board Room 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 Delpech, Melvin C. Fredlund, 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 August 31, 2017, and the joint meeting of the Board and the Finance Committee held on September 12 and 13, 2017, 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, introduced the City's new City Manager, Dan Buckshi, who said a few words. She then gave an update on City and Council activities in Walnut Creek.

City Mgr.
Introduced/
Update by
City's
Liaison to
Rossmoor

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

Treasurer's
Report/
CEO's Rpt.

The CEO reviewed his written report dated September 21, 2017.

During the Residents' Forum, Sally Kirby invited residents interested in solar and electric cars to join Informed Rossmoor Voices (IRV) on October 5th to visit Mutual 48 and Fifth Walnut Creek Mutual for a demonstration of both solar and electric cars.

Residents'
Forum

Robert De Graca suggested that the Board hire temporary staff for the Fitness Center rather than adding 1.5 full-time equivalent staff for the front desk and a new fitness specialist.

Clare Wolfe, Sherry Smith, Barbara Leonard, and Paul Holland spoke in support of adding more staff at the Fitness Center, urging the Board to approve hiring the additional staff.

Margaret De Graca asked the Board to consider expanding the hours that residents can walk on the golf cart paths. She then requested that the American flag be displayed at Board meetings.

James Lee commented on the room temperature at the Table Tennis facility and Peacock Hall, saying that the rooms are always cold.

Mary A. England referred to budget creep and said that the 2018 GRF Operating Budget needs to hold the line, saying that GRF will benefit from an operational efficiencies initiative, redesign, reengineer, and a restructured workforce and workflow to achieve the cost saving necessary to contain the GRF coupon.

John H. Nutley, Rossmoor's Historian, reported that the Historical Society's office was broken into last week and a computer stolen.

Brian Stack, Chairman, Aquatics Advisory Committee, said he polled the members of the Committee and that they are unanimously in favor of adding more staffing at the Fitness Center. [AAC Report](#)

David Smith, Chairman, Finance Committee, reviewed the Committee's recommendations regarding the proposed 2018 GRF Operations Budget.

Claudia Tierney, Chairman, Fitness Center Advisory Committee, spoke in support of adding more staff at the Fitness Center. She then commented on access control at the Fitness Center and monitoring who is using it. [FCAC Report](#)

In the absence of John McDonnell, Chairman, Golf Advisory Committee, Mark Heptig said he had nothing to add to the report of the Committee's October meeting and then, in response to comments made during the Residents' Forum, went on to comment about walking on the golf cart paths, citing when residents can walk on the paths. [GAC Report](#)

Mary Lou Delpech, Chairman, Planning Committee, reported on the Committee's first meeting on September 8, 2017, at which the Committee considered recommendations regarding traffic and pedestrian safety in Rossmoor. [Planning Committee Report](#)

Bob Kelso, Chairman, Policy Committee, reported on the Committee's September meeting at which the main topic of discussion was Policy 502.0, Bulletin Boards and Display Cases. The Committee will further consider this matter at its October meeting. [Policy Committee Report](#)

At this point the President turned the meeting over to GRF Treasurer, Mary Neff, who described the process for approving the proposed FY 2018 GRF Operations Budget. [Motion to Approve Proposed 2018 GRF Operations Budget](#)

A motion was made by Mrs. Neff and seconded by Ms. Delpech to approve the proposed 2018 GRF Operations Budget in the aggregate amount of \$21,998,407, a coupon amount of \$274.60 per manor, per month, including cable TV.

A motion was made by Mrs. Neff and seconded by Mr. Fredlund to amend the main motion to approve the proposed 2018 GRF Operations Budget and approve, as recommended by the Finance Committee, a Landscape Technician at a cost of \$81,000. Following discussion, the vote on the [Main Motion to Approve Proposed 2018 GRF](#)

motion was taken, and the motion CARRIED, with Ms. Delpech, Mrs. Neff, Ms. Pyle, and Mr. Kelso voting no.

Operations
Budget
Amended as
Indicated

A motion was made by Ms. Neff and seconded by Mr. Kelso to amend the main motion to approve the proposed 2018 GRF Operations Budget and approve, as recommended by the Finance Committee, a Recycle Consultant at a cost of \$60,000. 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. Neff to amend the main motion to approve the proposed 2018 GRF Operations Budget and approve adding, as recommended by the Finance Committee, 1.5 FTE staff positions for the Fitness Center front desk at a cost of \$70,000.

A motion was made by Mr. Brown and seconded by Mr. Kelso to amend the main motion to approve the proposed 2018 GRF Operations Budget and approve including \$70,000 in the 2018 GRF Operations Budget for temporary staffing to help out at the Fitness Center front desk. Following discussion, the vote on the motion was taken, and the motion FAILED, with Messrs. Brown and Kelso voting yes.

The vote was then taken on the motion to amend the main motion to approve the proposed 2018 GRF Operations Budget and approve adding, as recommended by the Finance Committee, 1.5 FTE staff positions for the Fitness Center front desk at a cost of \$70,000, and the motion CARRIED, with Messrs. Brown and Kelso voting no.

A motion was made by Mrs. Neff and seconded by Ms. Adams to amend the main motion to approve the proposed 2018 GRF Operations Budget and add a new Fitness Specialist at the Fitness Center at a cost of \$60,000. Following discussion, the vote on the motion was taken, and the motion FAILED, with Ms. Adams and Messrs. Birdsell and Fredlund voting yes.

A motion was made by Mrs. Neff and seconded by Ms. Delpech to amend the main motion to approve the proposed 2018 GRF Operations Budget and approve, as recommended by the Finance Committee, one golf course staff position at a cost of \$85,000. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

A motion was made by Mrs. Neff and seconded by Mr. Roath to amend the main motion to approve the proposed 2018 GRF Operations Budget and reduce, as recommended by the Finance Committee, account 6704, Gas and Electricity, by \$40,000. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

A motion was made by Mrs. Neff and seconded by Mr. Roath to amend the main motion to approve the proposed 2018 GRF Operations Budget and

add, as recommended by the Finance Committee, \$10,000 to the Budget to hire a consultant to do data mining in Rossmoor's database to find out how many residents own more than one unit and have only paid one Membership Transfer Fee. Following discussion, the vote on the motion was taken, and the motion CARRIED, with Ms. Pyle and Mr. Birdsall voting no

A motion was made by Mrs. Neff and seconded by Mr. Birdsall to amend the main motion to approve the proposed 2018 GRF Operations Budget and add \$27,000 to the Budget as revenue from a facilities usage fee. Following discussion, the vote on the motion was taken, and the motion FAILED, with Ms. Birdsall and Ms. Delpech voting yes.

A motion was made by Mrs. Neff and seconded by Ms. Delpech to amend the main motion to approve the proposed 2018 GRF Operations Budget and add \$10,000 to the Budget as revenue from guest fees for the Fitness Center and the Del Valle pools. Following discussion, the vote on the motion was taken, and the motion FAILED, with Ms. Delpech voting yes.

No motion was needed to approve an increase in 2018 Golf Fees as the item is already included in the proposed 2018 GRF Operations Budget.

A motion was made by Mr. Roath to amend the main motion to approve the proposed 2018 GRF Operations Budget and defer for one year item #14, Gateway Painting, in the amount of \$75,000 on the list of proposed 2018 Trust Facility and Property Maintenance Projects. The motion DIED for lack of a second.

A motion was made by Ms. Neff and seconded by Mr. Kelso to approve the proposed 2018 GRF Operations Budget and remove as recommended by the Finance Committee, item #13, Trash and recycle receptacles, in the amount of \$50,000 from the list of proposed 2018 Trust Facility and Property Maintenance Projects. Following discussion, the vote on the motion was taken, and the motion CARRIED, with Ms. Pyle and Mr. Roath voting no and Ms. Adams abstaining.

A motion was made by Mrs. Neff and seconded by Ms. Delpech to amend the main motion to approve the proposed 2018 GRF Operations Budget and decrease, as recommended by the Finance Committee, the health insurance expense by \$49,000 from the operating departments. Following discussion, the vote on the motion was taken, and the motion CARRIED UNANIMOUSLY.

No motion was required on the proposed 2018 defined benefit pension plan contribution of \$707,250 as that amount was not changed.

A motion was made by Mrs. Neff, seconded by Mr. Brown, and CARRIED UNANIMOUSLY to amend the main motion to approve the proposed 2018

GRF Operations Budget and calculate, as recommended by the Finance Committee, that the projected 2018 rate increase for Cable TV and Internet be 2.6%, for a decrease in the Budget of \$17,600.

The vote was then taken on the motion to approve the proposed 2018 GRF Operations Budget, and the motion, as amended, CARRIED UNANIMOUSLY, resulting in a total 2018 Operations Budget of \$22,147,807, an increase over 2017 of \$16.13 per manor, per month, for a total monthly coupon amount of \$276.46.

2018 GRF
Operations
Budget
Approved
as Amended

Mrs. Neff turned the meeting back over to the President.

Before concluding, the President announced that the next mid-month regular meeting of the Board will be held on Tuesday, October 10, 2017, at 9:00 a.m. in Peacock Hall at Gateway Complex; that the next end-of-the month regular meeting of the Board will be held on Thursday, October 26, 2017, 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 legal matters.

Announce-
ments

There being no further business to come before the Board, the meeting was adjourned at 11:40 a.m.

Adjournment



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