MUTUAL ELEVEN

DIRECTORS REPORTS
MONTHLY REPORTS FOR

APRIL
2022

(See information attached.)

The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World.

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March 22, 2022

GRF **BOARD NEWSLETTER**

Approved Consent Agenda
MOVED and approved the consent agenda that includes • Minutes of the Physical Property Committee Meeting of February 2, 2022 • Minutes of the GRF Administration Committee Meeting of February 3, 2022 • Minutes of the Communication/IT Committee Meeting of February 10, 2022 • GRF Board of Directors Minutes February 22, 2022 • GRF Board Report, dated March 22, 2022 • GRF Board Report, dated February 22, 2022 • The acceptance of the Interim Financial Statements, February 2022, for Audit.

Emergency Addition to Agenda
MOVED to amend today's agenda of March 22, 2022 by adding "To approve the request for Physical Properties to install left hand turn signals at Golden Rain Road and Saint Andrews Road to be placed on the Physical Properties agenda for costs and contract" to New Business item v.

General – Change of Date - 5% Increase Economic Adjustment
MOVED to ratify the vote by the Board of Directors on March 7, 2022, to approve the 5% hourly economic adjustment increase for all positions except Director be effective on March 7, 2022.

General – Face Mask Requirement at Trust Property and Meetings
FAILED TO MOVE to continue the requirement that a face mask be properly worn in all Trust property business buildings

FAILED TO MOVE to continue the requirement that a face mask be properly worn in all meetings where GRF staff are in physical attendance.

MOVED to strongly recommend that a face mask be properly worn in all meeting where GRF staff is physical attendance.

MOVED to strongly recommend that a face mask be properly worn in Trust Property business building.

General - Operating Funding Request – Spam Filter Licensing
MOVED to ratify the proposed software licenses for a total of $4,418 from Operating Funding.

General - Reserve Funding Request – Emergency Service - Sewer Line Repair El Dorado Road
MOVED to approve the emergency service in the amount not to exceed $21,800, Reserve Funding for the repair of failed sewer line on El Dorado Road near Golden Rain Road.

General –Emergency Item - Request for Physical Properties to install left hand turn signals at Golden Rain Road and Saint Andrews Road
MOVED to approve the request for Physical Properties to install left hand turn signals at Golden Rain Road and St. Andrews Road to be placed on the Physical Properties agenda for costs and contract.

Finance Committee - Acceptance of the Final Draft 2021 Audited Financial Statements
MOVED to accept the final draft audited 2021 Golden Rain Foundation Financial Statements as of December 31, 2021, for the year then ended, and the proposed Independent Auditors' Report as submitted by CliftonLarsonAllen LLP, hereby accepting the above-mentioned Financial Statements and reports therein (Exhibit A), reflecting excess income of $1,118,521, and to authorize the President to sign the management representation letter.

Finance Committee - TENTATIVE VOTE: Amend 40-5061-2, Fees
MOVED to amend 40-5061-2, Fees, updating document language throughout, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.

GRF Administration Committee - Amend 50-3182-Member/Owner Renter/Lessee – Rules
FAILED TO MOVE to amend 50-3182-1 Member/Owner Renter/Lessee – Rules, moving it from Mutual Administration to GRF Administration Committee, Service animals do not require a fee and updating document language throughout as presented.

GRF Administration Committee - TENTATIVE VOTE: Amend 30-5093-1, Authorized Resident Rules of Conduct
MOVED to amend 30-5093-1, Authorized Resident Rules of Conduct., updating Rules of Conduct, Willful damage, destruction, or defacing of to Trust Property, or unauthorized/unlawful entry, use or trespass upon Trust Property, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.

GRF Administration Committee - Amend 30-5024-1, Committee Structure
MOVED to amend 30-5024-1, Committee Structure, updating document language as presented.

Physical Property Committee - Reserve/Capital Funding Request – Woodshop Improvement in Clubhouse One
MOVED to approve the remodeling of the Woodshop at Clubhouse One in the amount of $171,100, Reserve Funding also the amount of $84,400 with a 20% contingency of $51,100, Capital Funding for a total cost not to exceed $306,600 and authorize the President to sign the needed contracts.

Physical Property Committee - Capital Funding Request - Electrical Engineer- Clubhouse One
MOVED to approve the amount not to exceed $10,000, Capital Funding for the hiring of an Electrical Engineer to review all electrical in Clubhouse One to confirm the proposed improvements at the Woodshop could be completed with the existing electrical system and authorize the President to sign the contract.

Physical Property Committee – Capital Funding Request – Clubhouse Six Door Openers
MOVED to approve the contract to Axxess Door for the installation of easy access single automatic door operators for the four restrooms in Clubhouse Six for an amount not to exceed $11,822, Capital Funding and authorize the President sign the contract.

Physical Property Committee - Amend Policy 30-5041-5, Real Trust Property Acreage
MOVED to amend 30-5041-5, Real Trust Property Acreage moving it from GRF Administration to Physical Properties, updating the Trust Property chart and document language as presented.

Recreation Committee - Reserve Funding – Aquatic Center Furniture
REMOVED FROM THE AGENDA ON MARCH 16, 2022

Recreation Committee – Approval – Golf Ball Removal – Turtle Lake at GRF Gold Course
After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Recreation Committee - Reserve Funding Request – Clubhouse Three Ice Machine Replacement
MOVED to approve the purchase of a new ice machine from Norm's Refrigeration and from Ice Equipment in the amount of $3,708.27 with a $446.22 contingency for the total cost not to exceed $4,154.49, Reserve Funding and authorize the President to sign the contract.

Recreation Committee - Approval – Amphitheater Sound and Lighting Contract
MOVED to award a contract to TM AV Consulting & Integration, Inc., to provide Amphitheater production services, for a cost not to exceed $113,202, Operating Funding for a three-year period and authorize the President to sign the contract.

Recreation Committee - TENTATIVE VOTE: Amend – 70-2504-2, The Library Fees
MOVED to amend 70-2504-2, The Library Fees updating to eliminate late fines, the Lost or Damaged Material rules and document language as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.

Recreation Committee - Amend – 70-1468-1, Swimming Pool Rules
MOVED to amend 70-1468-1, Swimming Pool Rules updating the rules throughout the documents and updating document language as presented.

Recreation Committee - FINAL VOTE: Adopt 70-5563-1, Needle Art Studio
MOVED to adopt 70-5563-1 Needle Art Studio Rules as presented.

Recreation Committee - Amend Policy 70-1429.01-1 Golf Course Regulations
MOVED to amend to 70-1429.01-1 Golf Course Regulations, updating and clarifying document language, as presented.

Security, Bus & Traffic Committee - Approval – Reinstatement of Parking Tickets
After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Security, Bus & Traffic Committee - Reserve Funding Request – GRF Vehicles – Minibuses Purchase
MOVED to approve the purchase of two shuttles with a wheelchair lift and one shuttle without wheelchair lift from AZ Bus Sales Company in the amount of $287,040 with a $20,060 contingency for a total cost not to exceed $307,100 and authorize the President to sign the needed contracts.

Security, Bus & Traffic Committee - Capital Funding Request - LED Lighted Stop Signs
MOVED to approve the purchase of fourteen solar LED lighted stop sign for the recommended location in the amount of $20,240.50 with a $2,024 contingency for a total cost not to exceed $22,264.50, Capital Funding and authorize the President approve the order

March 2, 2022, Physical Properties Committee

- The Facilities Director provided an update on the pool.
- CONCURRED by the Committee to bring back the agenda topic, Speed Cushions with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Flashing Stop Signs with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Clubhouse Two Renovation with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Storm Drains Screens Project Resurrection to the next scheduled meeting.
- The Committee discussed Faux Ivy to be Woven for Chain Link Fence Along Channel. No action was taken.
- CONCURRED by the Committee to bring the agenda topic, Cal-Met Trash Contract with additional information to the next scheduled meeting.
- MOVED to recommend the GRF Board to approve the remodeling of Woodshop at Clubhouse One in the amount of $171,100,00, in Reserve Funding, and Capital Funding in the amount of $84,400.00, with a 20% contingency of $51,100, for a total cost of $306,600, and pending review by the Finance Committee.
- MOVED to recommend the GRF Board to approve the hiring of an Electrical Engineer to review all electrical in Clubhouse One, in the amount not to exceed $10,000, Operating Funds, and pending review by the Finance Committee.
- CONCURRED by the Committee to bring back the agenda topic, Repairing Trust Streets with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Northgate Traffic Flow to the next scheduled meeting.
- The Facilities Director provided information about the four-inch line sewers being upgraded by Service Maintenance. No action was taken.
- CONCURRED by the Committee to have the Facilities Director get additional information regarding Pool Shade Structure and forward it to the Recreation Committee.
- The committee discussed Truck Sizes. No action was taken.
- MOVED to recommend the GRF Board to approve replacing the existing doors in the clubhouse six restrooms, with an easy access single automatic door operator, in the amount of $11,821.00, Capital Funding, pending review by the Finance Committee.
- CONCURRED by the committee to bring back the agenda topic, TVs in All Rooms/ Kitchen to the next scheduled meeting after getting additional information from the Communications/IT Committee and Recreation Committee.
- The committee discussed Defacing the Golf Course. No action was taken.
- CONCURRED by the Committee to create a Sub-Committee for the 1.8 Acres and comprised of the following members: Mrs. Damoci, Ms. Gerber, Mr. Friedman, Ms. Camille Thompson, and Mr. Alan O'Dell.

March 3, 2022, GRF Administration Committee

- Safety/Emergency Coordinator updated the Committee with information on the Blue Can 50 Year Life Water.
- CONCURRED by the Committee to bring back additional information on Training for Mutual Board Directors by Department Headings, to the next scheduled meeting.
- CONCURRED by the Sub-Committee to bring back a report next month on their progress of updating the Glossary of Terms. Carole Damoci was added to the Sub-Committee.
- MOVED to recommend the GRF Board accept, 50-3182-1 Member/ Owner Renter/Lessee – Rules as amended.
- MOVED to recommend the GRF Board accept 30-5093-1, Authorized Resident Rules of Conduct, as amended, pending a 28-day notification.
- MOVED to recommend the GRF Board accept 30-5024-1, Committee Structure, as amended.

March 7, 2022, Recreation Committee

- CONCURRED by the Committee to review the agenda topic, Arts Studio, at the next scheduled meeting.
- CONCURRED by the Committee to review the agenda topic, Use of Storage Space in Clubhouse Two, at the next scheduled meeting.
- CONCURRED by the Committee to forward correspondence, regarding additional Recreation Employee, to the GRF Administration Committee.
- CONCURRED by the Committee to bring more information on the Correspondence about Picnic Area Adjacent to Clubhouse One, at the next scheduled meeting.
- MOVED by the Committee to approve as a new GRF club the Sarang-Bongsa Team.
- CONCURRED by the Committee to not approve the purchase of thirty (30) chaise lounges from Seabreeze Patio Furniture for a total cost of $10,898.63 and adding a $500.00 contingency for a total cost not to exceed $11,398.63, Reserve Funding, after review by the Finance Committee.
- MOVED to recommend the GRF Board to approve the purchase of thirty (30) chaise lounges from USA Outdoor Furniture for a total cost of $15,500.00 and adding a $500.00 contingency for a total cost not to exceed $16,000.00, Reserve Funding, after review by the Finance Committee.
- CONCURRED by the Committee to not approve the purchase of four (4) table and pedestal bases, sixteen (16) Athen's slat chairs, and four (4) umbrellas from Leisure Creations for a cost of $9,200.83 and adding a $500.00 contingency for a total cost not to exceed $9,700.83, Reserve Funding, after review by the Finance Committee.
- CONCURRED by the Committee to forward to the ADRC to review different material for the chairs for the Pool.
- MOVED to recommend the GRF Board approve by the Committee to accept the Top-of-the-Line Golf Balls contract to remove golf balls from Turtle Lake.
- MOVED by the Committee to approve the 2022, 2023, and 2024 Amphitheater Season, Sound, Lighting, and Movie Services for Leisure World, in the amount not to exceed $113,202.

- MOVED to recommend the GRF Board accept 70-2504-2- The Library Fees, as presented.
- MOVED to recommend the GRF Board accept 70-1468-1 Swimming Pool Rules, as presented.

March 9, 2022, Security, Bus and Traffic Committee

- CONCURRED by the Committee to have the Security Services Director bring back the agenda topic, Gate Access System Update with additional information to the next scheduled meeting.
- CONCURRED by the Committee to have the Fleet Manager bring more information about the Contracted/Off-Site and On-Site Bus Service to the next scheduled meeting.
- MOVED to recommend the GRF Board take Parking Tickets of hold and reactive the Community Rules Violation (CRV).
- MOVED to recommend the GRF Board to approve the purchase of two (2) shuttles with a wheelchair lift, and one (1) shuttle without from AZ Bus Sales Company, at a cost not to exceed $270,000.00, Reserve Funding, with a $20,000 contingency, pending review by the Finance Committee.
- MOVED by the Committee to pass the information on the Assessment of all GRF Vehicles (pages 47-49) to the Finance Department to use in updating the Reserve Study.
- MOVED to recommend the GRF Board approve the purchase of twelve (12) flashing stop signs from Myers and Sons Hi-Way Safety Inc., at a cost not to exceed $17,422.80, Reserve Funding, with a 10% contingency, pending review by the Finance Committee.
- CONCURRED by the Committee to bring more information about Wheelchair Lift for New Buses to the next scheduled meeting.
- MOVED to recommend the GRF Board approve the purchase of three (3) GEM E2 Polaris Electric Vehicles from Long Beach Electric Car Sales, for $62,000, Reserve Funding, with a $3,000 contingency, pending review by the Finance Committee.

March 10, 2022, Communication/IT Committee

- CONCURRED by the Committee to move the GRF Building Electronic Temperature Units Replacements, agenda item to a future date.
- CONCURRED by the Committee to bring the agenda topic, Clubhouse Three – meeting room TVs with additional information from the IT Manager to the next scheduled meeting.
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March 11, 2022, Architectural Design and Review Committee

- CONCURRED by the Committee to bring more information from the Facilities Director about the Approved Plant List, Additional Plants for Considerations to the next scheduled meeting.
- CONCURRED by the Committee to bring more information about Fireplace Center to the next scheduled meeting.
- CONCURRED by the Committee to setup a work study to determine the location of the sculptures around the Perimeter Wall.
- CONCURRED by the Committee to bring more information about Planting at the Library and Globe to the next scheduled meeting by the Facilities Director and schedule a work study.
- CONCURRED by the Committee to address the landscaping after the completion of the woodworking construction is complete at Clubhouse One.

- MOVED and approved by the Committee that the color of choice for the light fixture is Hew Bronze Smooth for Clubhouse Two.
- CONCURRED by the Committee to bring more information from the Facilities Director about the Pool Shade Structure to the next scheduled meeting.
- CONCURRED by the Committee to bring more information about Art such as Sculptures on Trust Property to the next scheduled meeting.
- MOVED and approved by the Committee that the color of choice for the light fixture is Hew Bronze Smooth.
- CONCURRED by the Committee to bring more information about the Pool Shade Structure to the next scheduled meeting.

Financial Recap – February 2022

As of the one-month period ended February 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of $313,516.

Major variances are:

Wages, Taxes & Benefits	$246,103	Favorable: Wages $163K; P/R Taxes $20K; Workers' Comp $2.6K; 401(k) ER Match $10K; Group Ins $50K; average FTE < budget by 20.3 FTEs
Materials & Supplies	14,924	Favorable: Expenditure deferred to later.
Facilities Maintenance	46,222	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	12,649	Favorable: Community events deferred due to COVID-19
Publication Printing	16,167	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	16,239	Favorable: Actual premiums less than budgeted
SRO Labor Cost Recovery	(63,230)	Unfavorable: Less billable hours than budgeted

Reserve Funds	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Repairs & Replacements	$11,998,344	$739,926	$11,258,418	7

Capital Funds	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Improvements	$2,812,162	$672,419	$2,139,743	8

Total year-to-date approved unbudgeted operating expenses are $375,905.

Portfolio Specialist Report

APRIL 2022

Your Vote Matters

- Your vote will elect those responsible for preparing a sound budget for the incoming year.
- Your vote will elect those responsible for fulfilling a fiduciary responsibility of upholding the rules and regulations of the community.
- Ballots will be mailing out soon, please get out and vote!

Stock Transfer is here to serve you Better

Stock Transfer Now has a Mail Slot

Documents can be dropped off 24 hours a day 7 days a week

Include your name, phone number, Mutual and unit number along with a brief explanation of the business action needed in a sealed envelope. No postage is needed.

Located on the outside wall of the Stock Transfer Office.

SEAL BEACH MUTUAL NO. ELEVEN

AMEND

Rules and Regulations

17. Ficus
18. Most Palms
19. Elephant Ears
20. Firestick Plant

20. EXHIBIT "D"

EXHIBIT "D"
FINE SCHEDULE

Including, but not limited to property alterations and/or improvements made without approval, repair and upkeep of property, unauthorized signs, and all other violations of the Mutual's Governing Documents, except as otherwise set forth herein, may be assessed a monetary penalty in the following amounts:

Violation	1st Offense	2nd and each subsequent and/or continuation of offense
Residency/occupancy violations (e.g., unauthorized occupants, guests residing longer than permitted)	Notice to Comply in 48 hours	Notice and hearing and fine of up to $500 and up to $100 per/day for each additional day of non-compliance, for a maximum of 20 days.
Violation of Roof and Attic Access	Notice and hearing and up to $1,000 and removal of unauthorized installation or non- compliant equipment if applicable	
Violation of Mutual Occupancy Agreement & all other Rules and Regulations	Written warning	Notice and hearing and fine of up to $100 and up to $100 per/day for each additional day of non-compliance, for a maximum of 20 days
Violation of Trash Rules	**$150 Fine or the cost to have trash removed.**	**$150 Fine or the cost to have trash removed.**

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