

# GRF president steps down

Thursday, May 24, 1979

## *Says most residents trust board's judgement*

By Myra Neben  
News staff writer

After three years as a Golden Rain Foundation director, the last two as president, Merwin 'Jim' Waterman gave up his seat Monday to the new president, Ferdinand Hall.

But Waterman didn't leave without first telling the directors his thoughts about accomplishments during the past year and his feelings about the future.

Waterman said he had done a "subjective" evaluation of GRF's position vis a vis the residents of Leisure World, "based on a bicycle survey." Waterman's basic mode of transportation around the community is his bicycle.

"Fifty percent of the residents don't give a hoot or hollar what the board does. They have confidence that they are fairly represented.

"Forty percent, more or less, are interested participants, give GRF input and some argument, but still trust the board's judgement.

"Then there are the 10 percent with whom the Lord will have trouble when they arrive at the pearly gates. Their wings will be wrong. They won't like the halo they've been given. They won't be satisfied no matter what."

People tend to find what they are looking for, Waterman said. "When I look out my window, I see weeds. But if I lift my eyes a little bit I see a beautiful community."

Credit for Leisure World's development belongs to the mutuals, Waterman said, which have worked hard over the past 14 years.

"But still there are those 10 percent who are noisy, somewhat articulate, often divisive and maybe don't belong in this community."

Residents in Leisure World, he said, moved in with knowledge that they are subject to the rules in the CC&R's, laws of the state and the county, "all of which impinge on our way of life. That doesn't mean things in Leisure World can't be changed through board action," said Waterman who commented that board members are "really not nasty but are responsive to the community's wishes."

### **GRF accomplishments**

Recognizing that not all of the decisions made by GRF were popular, Waterman said they were all made "for the benefit of the community as a whole."

Those decisions, he said, included raising the levels of operation which included raising the carrying charges



Merwin 'Jim' Waterman

both by GRF and the mutuals and raising the resale transfer fee to \$2,600, to help accumulate reserve funds.

The GRF board he said, backed PCM in its management reorganization program which has been taking place over the years. "We encouraged them to do it."

One of the best things he saw during his year as president, was the report made on Health and Medical Care Delivery Services. The report, he said, will be ongoing, but "it is important to the future of Leisure World residents. Health Care services are important to

people of our generation."

Started but not finished was Clubhouse 5 and the revamping of the service center. The mini-gym, he said, "at last word is almost ready to go to bids."

Waterman quipped that the implementation of the transportation study, "shows how smart we are. We knew about the gas shortage before it started."

The study on governance was also begun during the past year, he said.

In the future, this coming year, Waterman said, the board will be faced with some hard deci-

sions. They will have to decide on the expending of funds for repair of streets and repair and replacements of other facilities from the newly built up reserve fund.

Capital improvement budget items are going to cause problems, he predicted, because funds set aside for replacement have depreciated with inflation.

On the community facilities side, he sees the board having to make a decision with regard to Gate 14, behind Clubhouse 4. County standards imposed on GRF for the road around the proposed gate, have raised the cost of building the gate prohibitively.

With regard to the outdoor recreation center, Waterman is not sure the board will have any decision to make in 1979-80. "My question is whether they will have to make a decision since there is no money. My guess is they will not do anything without money."

That money, he said, depends on Rossmoor Corporation plans for the Gate 9 area, which he said, "they (GRF) will have to play by ear. It's all tied into the facilities program and operating program. The more people that move in the more money there is for the GRF and mutual

operating base."

### **Transportation**

The transportation and parking problem around the clubhouses, Waterman said "could well be solved by the gas situation."

People who have ridden the mini-buses for the first time during the past few weeks, he said, have found that "it's not so bad." Hopefully, he said, the habit will continue even after the gas crunch is over.

Utilities will present another challenge to the new board, he said. Laguna Hills Water Co. is currently asking for another rate increase.

"We will have to depend on the Public Utilities Commission to get up on its hind legs and recognize that a lot of citizens down here want water and sewer service at reasonable rates." If that service is not available through Laguna Hills Utilities, then, he said, it might have to be obtained through a court order.

With regard to board-community relations, Waterman said even though for "awhile there we had some messy meetings. I still think open meetings are less trouble than closed ones."