



Approved
Board of Directors
February 4, 2009

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
January 7, 2009**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, December 3, 2008 at 7:35 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:12 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update 2) Legal Issues: Beach Club Fire Pit Matters, WVA Parking Variance, Injury ; and Workmen's Compensation Issue 3) T-Mobile Cell Antenna Proposals 4) Personnel Issues. The following Directors were present: Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, Gene Sokolski and Barry Ross. Also present were: Executive Director Robert Figeira, WVA Attorney, Bill Hickey; Community Relations Manager John Steeb; Controller Carrie Romero, Facilities Manager Tim Lett and Recreation Manager Ralph Redington. President Driscoll requested to be excused due to family commitments.

CONSENT CALENDAR

A motion was made by Director Cheema, seconded by Director Fenner, passing unanimously. It was,

- 1) **RESOLVED, to accept the minutes from the Regular Board of Directors Meeting held December 3, 2008.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 08897-079-03, 08981-038-01 10347-0598-01, 10350-028-01, 10357-004-01, 10361-039-04, 10363-042-03, 11654-046-03, 11670-020-04, 11672-052-03, 12012-015-03, and 12081-040-01.**

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- 4) **RESOLVED, to approve the contract with MDB Air to install a new Trane 2.5 ton Air Conditioning Unit for the Community Center Computer Room, at a cost of approximately \$4,265 with funding from reserves.**

The following item was removed from the Consent Calendar and discussed individually.

- 3) RESOLVE to contract with the Inspectors of Election to conduct our annual Board of Director's election as the Association's independent inspector of election, with a cost of approximately \$22,000 for election administration and direct costs with funding from operating.

Director Fenner asked Mr. Hickey what procedure would be followed if there were to be a tie in the election. Mr. Hickey stated that he and Executive Director Figeira will put together a recommendation to address the possible tie issue.

Director Fenner made a motion, seconded by Director Ross, passed unanimously. It was,

RESOLVED to contract with the Inspectors of Election to conduct our annual Board of Director's election as the Association's independent inspector of election, with a cost of approximately \$22,000 for election administration and direct costs with funding from operating. (Exhibit A)

FINANCIAL STATEMENTS

The Board reviewed the November 2008 Financial statements. Controller Romero responded to questions regarding various line items. A motion was made by Director Fenner, seconded by Director Mavity, and passed unanimously. It was,

RESOLVED, to accept the Financial Statements for November 2008 as presented. (Exhibit B)

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COMMITTEE MINUTES

Architectural Committee

Finance Committee

NO COMMITTEE MEETINGS LAST MONTH

Facilities Committee

Recreation Committee

OLD BUSINESS

Revenue Alternatives for 2009

Executive Director Figeira noted that he will present a Revenue Alternatives updated plan to the Board next month.

WVA Concerts

Recreation Manager Ralph Redington stated that he is corresponding with Toni Pang of the City of Irvine regarding the WVA holding concerts at the Woodbridge Senior Center.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for November 26, 2008 to December 29, 2008, and the *Front Gate and Spa Usage* report.

Mr. Figeira noted that he had recently been informed that a resident was burning his tax papers in a fire pit, using lighter fluid. WVA Facilities Inspectors ensured that the resident discontinued this activity.

The Board also reviewed the Lakes Monthly Summary for November 25 through December 30, 2008.

In addition, the Board reviewed the letter from Associated Labs, which state that both North and South Lake water is suitable for boating and fishing.

Annual Meeting – Candidates Position on Ballot

Executive Director Figeira had audience members draw the order of ballot positions for the election of Directors to be held April 7, 2008. The ballot position order as drawn is:

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North Lake Candidates

Dick Fenner
Curtis Hughes
Bob Woodings
Dale Cheema

South Lake Candidates

Louise Lopeman
Barry Katz
Zachary Smith
Carolyn Smith Driscoll

2009-2010 Insurance Renewal

Executive Director Figeira stated that Association's insurance broker will be providing the Association with an outline showing the bids regarding the Association insurance renewal, when received.

Sand Canyon Urgent Care Center

The Board reviewed the e-mail from Sand Canyon Urgent Care Medical Center. The Board questioned whether the medical center offers a cardiology unit. Mr. Figeira will e-mail them to find out and report back to the Board.

T-Mobile Wireless Cell Site

Mr. Figeira noted that that a meeting is scheduled next week with Board Members and Pete Ferraro, the T-Mobile subcontractor, to review tentative agreements and safety and esthetic information.

Board of Director/Committee Tour

The Board of Directors decided to postpone the proposed tour to look at a few other Associations until next Spring.

COUNTY, CITY, SCHOOL DISTRICT AND THE IRVINE COMPANY

Alderwood School Update

Executive Director Figeira noted that he spoke to the project manager of William Lyon Homes, who stated he would like to come speak to the Board regarding what type of homes William Lyon Homes is planning to build on the former Alderwood school site. Mr. Figeira will arrange a meeting with himself, Board Members, and the William Lyon Homes representative, and will notify the Board as to when the meeting will take place.

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Lagoon Water Clarity

Mr. Figeira is corresponding with Harlan Glenn, a water engineer, regarding what measures to take to ensure the lagoons maintain water clarity. Mr. Figeira will report back to the Board next month.

AT&T High Speed TV/Video Services Update

Director Mavity requested that this item be removed from the agenda at this time.

ATTORNEY REPORT

The Board reviewed Mr. Hickey's memorandum regarding the proposed Gate Maintenance and Indemnity Agreement draft. The Board agreed that a standard agreement fee needs to be established. Director Davis stated that a cost analysis of the agreement fee should be done.

Director Davis also asked how the liability insurance amount would be determined for all residents who apply for a gate agreement. He also asked how the required amount of liability insurance would be determined, and stated that the criteria needs to be determined and listed in the Gate agreement. Mr. Hickey stated that he and Ms. Romero will perform a cost analysis, and make other suggested insurance clause changes and report back to the Board next month.

CORRESPONDENCE

The Board reviewed the memorandum and information regarding the CAI Leadership Conference for Board Members. No action was necessary.

MANAGER'S NOTES

Landscaping Committee

Director Fenner noted that he feels it would be beneficial for the Association to have a Landscaping Committee to assist Executive Director Figeira and Landscape Coordinator Bill Riley with some of the entry sign area issues that have been raised by a few residents. A motion was made by Director Davis, seconded by Director Sokolski, and passed unanimously. It was,

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RESOLVED, to ask Staff to recommend whether the Landscaping Committee should be a separate committee or a sub committee under the auspices of the Facilities Committee.

DIRECTOR'S COMMENTS

Mr. Figeira noted that Mr. Mike Chronley has invited the Board to the Woodbridge High School Rotary Club sponsored Half Marathon where there are VIP seats and refreshments available for the Board, starting at 8:00 a.m. on Race Day, Saturday, January 10th.

Director Mavity stated that Community Relations Manager John Steeb and his wife Marsha are to be commended for their excellent hosting of the Rose Parade trip.

Director Ross asked to have the Expanding Pigeon Population added as an agenda item next month.

ADJOURNMENT

There being no further business to discuss, a motion to adjourn was made by Director Fenner, seconded by Director Ross, and passed unanimously. It was,

RESOLVED, to adjourn the January 7, 2009 Regular Session of the Board of Directors' Meeting at 8:22 p.m.

Submitted By:

Robert N. Figeira - Secretary

Attest:

Dale Cheema - Vice President