



Approved
Board of Directors
March 5, 2008

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
FEBRUARY 6, 2008**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, February 6, 2008 at 7:38p.m., at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:00 p.m.*, and considered the following matters: 1) Special Presentation regarding a contract proposed by Mr. Lloyd Linton, IUSD Director 2) Special Presentation, Mr. Robert Spurgin, Draft Indemnity Agreement 3) Delinquent Accounts/ALS Summary Update; 4) Delinquent Assessment Proposal 5) Church Parking Agreements 6) Speirs/Safford Claim 7) AT&T Highspeed Network Upgrade 8) Personnel Matters Agreement.

The following Directors were present: Dale Cheema, Don Davis, Carolyn Smith Driscoll, Dick Fenner, Bill Mavity, Barry Ross and Bob Woodings. Also present were: WVA Executive Director, Robert N. Figeira; WVA attorney, Bill Hickey; Community Relations Manager John Steeb; Controller Carrie Romero, Facilities Manager Joe Pagan and Recreation Manager Ralph Redington.

SPECIAL PRESENTATION

Resident Ken Trimmer of 132 Nighthawk presented the challenges he, his family and the surrounding neighborhood are facing due to the possible neglect of 130 Nighthawk, an empty home. Mr. Trimmer stated that he has tried to work with the

**Regular Board Meeting
February 6, 2008**

owner of 130 Nighthawk to help them keep the area surrounding the home reasonably neat. In fact, Mr. Trimmer had been paying to have the empty property landscaped for over a year; subsequently, the absentee owner of 130 Nighthawk was angry with Mr. Trimmer for extending this courtesy. Mr. Trimmer stated that John Steeb, Community Relations Manager, was quite helpful in trying to rectify the problem of the five-foot tall weeds in the back of the empty home at 130 Nighthawk, when Trimmer called him.

Mr. Trimmer stated that he will not allow his 4 year old and 8 year old children to play outside any more, due to the rats Mr. Trimmer has seen running over the wall at 130 Nighthawk.

Community Relations Manager John Steeb stated that the owner of 130 Nighthawk has been receiving a succession of warning letters from the Association, and giving him weak excuses in return. Mr. Steeb noted that the owner at 130 Nighthawk agreed to have the problems corrected by Tuesday, February 12, 2008.

Attorney Hickey advised Mr. Trimmer that his issue could not be discussed in great deal at this meeting due to the new CID Open Meeting Act law passed recently. Mr. Hickey informed Mr. Trimmer that Trimmer could request that staff report back to the Board later. Executive Director Figeira stated that this topic would be raised in the March 2008 Board Meeting during the Executive Session.

CONSENT CALENDAR

A motion was made by Vice President Woodings, seconded by Director Fenner, to approve Consent Calendar items number 1 and 2, and 5 through 8 and passed unanimously. It was,

**Regular Board Meeting
February 6, 2008**

- 1) **RESOLVED, to approve the Minutes from the Regular Board of Director's meeting held February 6, 2008.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent Assessment on the following properties:
10162-012-02, 10346-042-01, 12081-024-01, 11625-088-03, 10337-042-01, 10337-004-02 and 09595-045-03.**
- 5) **RESOLVED, to contract with The Wakefield Company to replace eighteen (18) floating sections of the existing docks at South Lake with a cost of approximately \$4,700.00 with funding from reserves.**
- 6) **RESOLVED, to contract with Pacific Lighting to purchase three (3) concrete light poles and four (4) lights at the South Lake beach Club volleyball courts with a cost of approximately \$7,000.00 with funding from reserve.**
- 7) **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 \$21,000.00 for election Administration and direct costs with funding from operating. (Exhibit A)**
- 8) **RESOLVED, to appoint the following members to the Election Committee For 2008: Jim Leather, Steven Terek, Marian Terek, Jack Nielsen, Ethel Nielsen, Najma Quader, Bernard Linson and Rose Linson.**

The following items were removed from the Consent Calendar and discussed individually.

- 3). Resolve to approve the replacement of the patio covers at Crestbrook, Firwood,

**Regular Board Meeting
February 6, 2008**

North Lake Tennis Club, Springacre, Springbrook and two (2) at the Stonecreek Swim Club facilities with a cost of approximately \$77,000.00 with funding from reserves.

President Ross asked for clarification regarding why reference was made to two vendors on the patio cover recommendation, but only one bid was mentioned. Executive Director Figeira explained that the wooden patio covers are being made in house; the one bid is for the materials, only. A motion was made by President Ross, seconded by Director Fenner, and passed unanimously. It was,

**RESOLVED, to approve the replacement of the patio covers at
Crestbrook, Firwood, North Lake Tennis Club, Springacre,
Springbrook and two (2) at the Stonecreek Swim Club facilities with
a cost of approximately \$77,000.00, with funding from reserves.**

4). Resolve to contract with Timbercrete, Inc. to replace a section of the Wooden fence along the 405 Freeway with a cost of approximately \$26,909.00 with funding from reserves.

President Ross asked if the bid for \$26,909.00 was the lowest bid for the work and Executive Figeira explained that this bid was for materials only, the work would be done by Association staff. Vice President Woodings asked if this project was mandatory. Executive Director Figeira explained that the project was not mandatory, but that the fence is broken in several areas along the 405 Freeway within Woodbridge. A motion was made by President Ross, seconded by Director Mavity. It was,

**RESOLVED, to contract with Timbercrete, Inc. to replace a section of
the fence along the 405 Freeway with a cost of approximately \$26,909.00
with funding from reserves.**

**Regular Board Meeting
February 6, 2008**

FINANCIAL STATEMENTS

The Board reviewed the December 2007 Financial statements. Controller Romero responded to questions regarding various line items. A motion was made by Vice President Woodings, seconded by Director Fenner, and passed unanimously. It was,

RESOLVED, to accept the Financial Statements for December 2007 as presented. (Exhibit B)

COMMITTEE MINUTES

Architectural Committee

Reviewed and no action required.

Finance Committee

Reviewed and no action required.

Facilities Committee

Reviewed and no action required.

Recreation Committee

Recreation Manager Redington mentioned that John Silk is very ill and that John and his wife Em will no longer be serving on the Recreation Committee. Executive Director Figeira noted that he and several of the managers are going to go visit John at his home on Friday, February 8th and will bring him lunch or cookies.

OLD BUSINESS

Sprinkler/Water Park

Recreation Manager Redington related that he and Facilities Manager Joe Pagan had visited a local association with a sprinkler toy element in a wading pool, and

**Regular Board Meeting
February 6, 2008**

found that the crank to start the water sprinkling from the toy was difficult to turn, and that it might be nearly impossible for a child to turn it.

Recreation Manager Redington stated that he has received another quote and is still looking at prices for a sprinkler toy element that has a return line system, and would work virtually automatically, so a child would not need brute strength to operate it.

Status of Cameras at Facilities

Executive Director Figeira stated that black and white cameras have been installed and that the lighting around the pool areas has been increased, and so the image quality is much better.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for January 2, 2008 through January 29, 2008 and the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Monthly Summary for January 8, 2008 through January 29, 2008. Director Fenner inquired as to why Coots are being counted; Executive Director Figeira stated that the Coots are counted to ensure that possible increasing numbers of them don't become a health issue or a nuisance.

Lighting on Pathways Around Lakes

The Board reviewed Facilities Manager Joe Pagan's North Lake Trail Lighting report, and President Ross asked Executive Director Figeira for Staff's recommendation. Executive Director Figeira noted that with current lighting conditions around the trails, one can only see around the lights, the areas in between are dark, and not even close to the City of Irvine's present minimum standards for

**Regular Board Meeting
February 6, 2008**

sufficient lighting. If all of the trail lighting were brought up to 25 foot candles, it would mean installing additional lights approximately every ten to twenty feet. Mr. Figeira did not feel that the current bollard lighting should be changed to a taller type of light, as residents have previously objected to the pole lights which used to be installed on the trails, which cast light into the rear of their homes. Mr. Pagan noted that approximately 50 lights are needed to span the distance from North Lake Beach Club to Waters Restaurant, at an approximate cost of \$350.00 each. President Ross made a motion, seconded by Director Davis, passed unanimously. It was,

RESOLVED, to refer the lighting report to the Facilities Committee for their review and recommendation.

Election Update

Executive Director Figeira noted that all candidates had received their election materials.

COUNTY, CITY, SCHOOL DISTRICT AND THE IRVINE COMPANY

AT&T High Speed TV/Video Services

The Board reviewed the various correspondence to and from AT&T regarding the proposed installation of new boxes. Executive Director Figeira noted that he, Vice President Woodings, Director Davis and Director Mavity have toured the Association to assess the current box locations, to assess the prospective location of future boxes and to photograph these sites.

Director Mavity stated that he is not getting complete disclosure yet of necessary information from Carol Tagayun at AT&T regarding unused boxes, where all boxes

**Regular Board Meeting
February 6, 2008**

will be placed and regarding the entire scope of the project. Director Mavity will continue to keep the Board informed of progress.

Residential Vehicle Parking

Executive Director Figeira stated that since Doug Williford of the City of Irvine has had ample opportunity to reply to Mr. Figeira's December letter regarding the consideration of the ordinance concerning pre-1983 homes, Mr. Figeira will send a letter to Planning Commission Member Greg Smith describing the Association's request and concerns.

ATTORNEY REPORT

Gates in "Exhibit E" Fences

Attorney Hickey stated that in accord with last month's resolution, he has composed a draft proposed Rule regarding gates in Exhibit E fences. Before the draft is referred to the Architectural Committee, Mr. Hickey would like the Board to review it. Mr. Hickey stated that Number 6 in the proposed Rule may not be necessary; it may be too extreme to make a new buyer sign a new agreement because it would be a recorded document. Director Mavity feels that any gates in this situation should be removed, not just sealed.

The Board then discussed the administrative costs of getting certificates of insurance for gates, the administrative costs of being notified of cancelled insurance policies, reimbursement assessments for fees, etc. Mr. Hickey will check with the insurance broker and report back to the Board.

Director Mavity stated that Numbers 2 and 3 on the proposed Rule should be reviewed by Henry Myers, Architecture Chairman. Attorney Hickey stated that all the

**Regular Board Meeting
February 6, 2008**

ideas expressed by the Board on this topic can be incorporated into the proposed Rule. A motion was made by President Ross, seconded by Director Fenner, Director Mavity opposing. It was to refer this matter to the Architectural Committee for review and recommendation. The motion failed. Then Director Mavity changed his vote to yes, with the caveat that he's not committing to anything when it returns. A motion was made by Director Davis, seconded by Director Cheema, passing unanimously. It was,

RESOLVED, to re-consider referring the Gates in "Exhibit E" Fences draft Rule to the Architectural Committee for a review and comments.

A motion was made by Director Fenner, seconded by Director Ross, opposed by Directors Davis and Woodings. It was,

RESOLVED, to refer the Gates in "Exhibit E" Fences draft Rule to the Architectural Committee.

Legislative Summary

SB948

Attorney Hickey stated that this Director Education bill died in Committee last Thursday; Senator Harman changed his mind and withdrew his support of the bill.

AB567

Attorney Hickey noted that AB567, the Ombudsperson bill, is still alive; the Governor has opposed this bill in the past. Director Mavity directed Staff and the Executive Director to write letter to the Legislation Committee members to register the Association's opposition.

**Regular Board Meeting
February 6, 2008**

Posting Sub-Association Agendas

Executive Director Figeira noted that there is not a form agreement releasing the Association from liability that representatives of each sub-association must sign before their agendas may be posted.

The instructions for the Resolution Re: Addition of items to Posted Agenda will be added to packets before the next Board meeting.

CORRESPONDENCE

CAI Legislative Issues Analysis

The Board discussed the position the Association should take regarding Renter Limitations in Homeowner Associations, a bill soon to be introduced. Attorney Hickey stated that he would review the bill to find out more information. A motion was made by Director Fenner, seconded by Director Cheema. It was, Resolved, to oppose the new Renter Limitations in Homeowner Associations bill. The motion failed. Vice President Woodings stated that he would need a better definition of "rental", and Director Davis concurred. President Ross stated that he would not support this bill. A motion was made by Director Cheema, seconded by Director Fenner, and opposed by Directors Woodings, Davis, Driscoll, and Director Mavity abstaining. The motion failed.

AB980

Attorney Hickey stated that the new law regarding disclosure of transfer fees, already passed, does require an additional disclosure form, but would not really apply to Woodbridge Village Association's situation because it does not apply to fees allowed by the Davis-Stirling Act.

**Regular Board Meeting
February 6, 2008**

MANAGERS' NOTES

Landscaping Committee

Executive Director Figeira stated that his office sent out information forms to two prospective individuals that had expressed interest in serving on the Landscaping Committee.

Families Forward

Executive Figeira noted that the Association's efforts to collect food for the Families Forward organization has been very successful, and he hopes it will continue to benefit the community.

ADJOURNMENT

There being no further business to discuss, a motion to adjourn was made by Vice President Woodings, seconded by Director Cheema, and passed unanimously. It was,

**RESOLVED, to adjourn the February 6, 2008 Regular Session of the
Board of Directors' Meeting at 8:50 p.m.**

Submitted By:

Robert N. Figeira - Secretary

Attest:

Barry Ross, President