



Approved
Board of Directors
March 1, 2006

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS MEETING
FEBRUARY 1, 2006**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, February 1, 2006, at 7:45 p.m., at the Community Center, 31 Creek Road, Irvine, California.

The Board met in Executive Session at 5:05 p.m., and considered the following matters: 1) Delinquent Accounts/ALS Summary Update for December 2005; 2) One (1) Non-Judicial Foreclosure Matter; 3) City of Irvine Encroachment; 4) Woodbridge Manor III Legal Documents; 5) Irvine United Congregational Church Parking Update; 6) Prado Letter of Understanding; 7) ALS Contract; 8) Lagoon Water Clarity; and 9) James Lees IDR Request.

The following Directors were present: Fran Bakst, Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, Bob Woodings, and President Barry Ross.

Also present were: WVA Executive Director Robert N. Figeira; William Hickey, WVA attorney; Community Relations Manager Chad Sivcovich; Controller Carrie Romero; Recreation Manager Ralph Redington; and Maintenance Manager Joe Pagan.

SPECIAL PRESENTATION

Tim Jurado, a realtor with Keller-Williams Elite Realty, presented a "Spirit Award" to President Ross, in recognition of the Association's co-hosting of the Thursday, February 19 American Red Cross Donor Drive.

ORAL COMMUNICATIONS

There were no oral communications.

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ADDITIONS/DELETIONS

There were no additions/deletions.

CONSENT CALENDAR

President Ross removed Consent Calendar Item 4, regarding a contract to install tile and fiberglass at facility pools; Item 6, regarding flat roof replacement at various facilities; and Item 7, regarding installation of air conditioning and heating at South Lake Beach Club. Director Davis removed Item 8, regarding an amendment to the Recreation General Rule.

A motion was made by Director Bakst to approve Consent Calendar Items 1, 2, 3, and 5; seconded by Director Davis, and passed by a unanimous vote of 7/0. It was,

1. Resolve to accept the minutes from the Regular Board of Directors Meeting held January 11, 2006.

RESOLVED, to approve the minutes from the Regular Board of Directors Meeting held January 11, 2006.

2. Resolve to approve the appointment of Rand Singer to the Facilities Committee.

RESOLVED, to approve the appointment of Rand Singer to the Facilities Committee.

3. Resolve to approve the recordation of liens.

RESOLVED, to authorize Association Lien Services to record a lien for delinquent assessments on the property known as 10343-124-01.

5. Resolve to approve resurfacing at Blue Lake Swim Club.

RESOLVED, to contract with TrueLine Surfacing to resurface one basketball and one tetherball court at the Blue Lake Swim Club.

The following Consent Calendar items 4, 6, 7, and 8 were discussed separately.

President Ross requested clarification of the terminology "earth movement" to describe the reason for the cracking and separation for the recommendation in Item 4. Mr. Pagan responded that the cracking and separation was considered normal wear and tear.

A motion was made by Director Woodings to approve the recommendation; seconded by Director Fenner, and passed by a unanimous vote of 7/0. It was,

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RESOLVED, to contract with Advance Pool Coating to fiberglass and install tile at the Creekside Pool, Blue Lake Swim Club Spa, and Stone Creek Swim Club Pool.

President Ross requested clarification as to the length of the warranty (10 + 10 years) for the flat roof replacement in Item 6. Mr. Pagan responded that the warranty is for 20 years.

A motion was made by Director Bakst; seconded by Director Woodings, and passed by a unanimous vote of 7/0. It was,

RESOLVED, to contract with Thompson Roof, Co., to replace the flat roofs at Meadow Park Pool, North Lake Tennis Club, South Lake Beach Club, and the Springvale and Wintermist pools.

President Ross requested clarification as to the length of the warranty for the installation of air conditioning and heating at the South Lake Beach Club in Item 7. Mr. Pagan responded that the warranty is for one year.

A motion was made by Director Fenner; seconded by Director Bakst, and passed by a unanimous vote of 7/0. It was,

RESOLVED, to contract with Anderson Air Conditioning to install a new air conditioning and heating system at the South Lake Beach Club.

Regarding Item 8, Director Davis suggested giving the Executive Director the authority to designate ball hitting at certain parks, rather than amend the Rules and Regulations, as there are too many variables that would affect any amendment language. Director Woodings opined that an amendment would be difficult to enforce and he could not support the recommendation as presented. Mr. Hickey suggested the Board could consider invoking the hazardous/destructive behavior rule found in *Chapter 6, Recreation Facilities, Article 1. In General, Division. 1. Generally, Sec. 6-2. General Rules (11)*, of the CC&R's that reads:

Individuals or groups that engage in hazardous/destructive or potentially hazardous/destructive activities, and individuals who, in the opinion of staff, are incapable of reasonable control of their actions (due to alcoholic

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beverages, etc.), will be requested to leave the facility immediately. Those failing to leave upon staff's direction will be considered trespassing.

A motion was made by Director Fenner to invoke the hazardous/destructive rule; seconded by Director Bakst, but failed by a 3/4 vote (Directors Cheema, Davis, Mavity and Woodings voted no).

A motion was made by Director Cheema to refer the issue back to the Recreation Committee; seconded by Director Mavity, and passed by a 5/2 vote (Directors Davis and Woodings voted no). It was,

RESOLVED, to refer the proposed revision of the Recreation General Rule back to the Recreation Committee for further review.

FINANCIAL STATEMENTS

The Board reviewed the December 2005 Financial Statements. Ms. Romero responded to questions regarding various line items and reported that the year ending 2005 had operating income in excess of \$150K.

A motion was made by Director Woodings; seconded by Director Fenner, and unanimously passed by a 7/0 vote. It was,

RESOLVED, to approve the December 2005 Financial Statements as presented (Exhibit A).

COMMITTEE MINUTES AND RECOMMENDATIONS

The Board reviewed the draft minutes from the Wednesday, January 18, 2006 Architectural, Election, Facilities, Finance and Recreation Committee meetings.

OLD BUSINESS (UNFINISHED BUSINESS)

Security Camera Update

The Board reviewed a recommendation to approve a contract with Henry Bros. Electronics, Inc., to install security video camera systems at Stone Creek, Smokestone, and Briarglen facilities.

Director Davis reported that there is a dramatic change in camera technology, which offers the Association tremendous cost savings. Mr. Davis made a motion to approve the installation of a single camera at Stone Creek and evaluate the performance of that

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camera before installing more cameras; seconded by Director Mavity, and passed by a unanimous vote of 7/0. It was,

RESOLVED, to approve to contract with Henry Bros. Electronics, Inc., to install a single video camera system at the Stone Creek facility.

ETRPA

The Board reviewed the agenda from the January 23 ETRPA meeting, specifically, the Agenda Item No. 5 concerning the change in the operation of the El Toro Reuse Planning Authority. The Board determined that it would no longer be necessary to include ETRPA in the WVA Regular Session Agenda.

North Lake Beach Club Design Update

The Board reviewed the final design concept submitted by PAO, Inc.

NEW BUSINESS

Community Services Field Summary

The Board reviewed the *Community Services Field Summary* report for December 26, 2005 to January 24, 2006, and the *Front Gate and Spa Usage* report (facility usage).

Lakes Update Summary

The Board reviewed the *Lakes Monthly Summary* for December 30, 2005 to January 19, 2006, as well as the Restoration Advisory Board Agenda from the January 25, 2006 meeting.

Annual Meeting and Election of Directors

The Board reviewed the *2006 Annual Meeting Timeline*. Mr. Figeira is in communication with the Irvine Company to select an annual meeting speaker from that company.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

Political Signs

The Board reviewed a memo to the City of Irvine City Manager from Steven Choi concerning the letter from WVA regarding the “extraordinary clutter” from political signs in the City rights-of-way. Director Davis suggested Mr. Figeira write a “thank you” letter to Mr. Choi for his follow-up efforts on the Association’s behalf.

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Alderwood Basic School Site

Mr. Figeira noted that he is still awaiting a response from the City regarding the status of the Alderwood Basic School site.

Side Yard Easement

The Board continues their opposition to the City of Irvine's plans to eliminate City restrictions on the placement of openings/windows on residential zero lot line properties subject to side yard easements.

Woodbridge Square Building Renovation Update

No further communication has been received from Walkie Ray concerning the suggested changes to renovation plans for Woodbridge Square.

Chabad of Irvine Signage

No further communication has been received concerning the Chabad of Irvine signage.

ATTORNEY REPORT

Ombudsperson Bills: AB 770 and SB 511

The Board reviewed an email from CLAC regarding SB 551 and AB 770, entitled "Homeowners May Get More Clout."

CORRESPONDENCE

CAI Upcoming Event

The Board of Directors reviewed the agenda for the educational luncheon and mini trade show scheduled for Wednesday, February 15. The luncheon topic is *Modernize Your Community Through Landscape*. Directors Ross, Davis and Mavity have elected to reserve space.

CLAC Request for Contribution

The Board reviewed the CLAC's email request for a contribution for the year ending 2005. The Board determined to review the contribution request for the 2006 budget at the March 1, 2006 Board of Directors meeting.

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MANAGER'S NOTES

Eucalyptus Windrow Tree Maintenance

The Board reviewed a City of Irvine communication that the City will begin trimming the eucalyptus windrow trees located in the Village of Woodbridge, commencing March 5, 2006 and continuing uninterrupted until all work on those trees maintained by the City have been completed. Working hours will be 7:00 a.m. to 4:00 p.m., Monday through Friday.

April Board of Directors Meeting

Due to the Annual Meeting and Election of Directors scheduled Wednesday, April 5, the Board elected to reschedule the Executive and Regular Session Board meetings to Wednesday, April 12, 2006, at 5:00 p.m. and 7:30 p.m. respectively.

Greek Orthodox Church Cell Site

Representatives from the church and their cellular antenna vendor will appear before the March 1 Regular Session Meeting of the Board of Directors to present plans for the proposed monopine antenna that would be installed at the back of the church property, adjacent to San Diego Creek.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 9:15 p.m.

Submitted By:

Robert N. Figeira - Secretary

Attest:

Barry Ross - President