



Approved
Board of
Directors
April 7, 2009

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
March 4, 2009**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, March 4, 2009 at 7:35 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:50 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update 2) Legal Issues: Garden Club Matters, Beach Club Fire Pit Matters, WVA Parking Zoning Change, SCE Encroachment Issue, Workers Compensation Issue, 3) Contract Issues: Tennis Contract Issues, 2009/2010 Insurance Policies, T-Mobile Cell Antenna Contract Proposal 4) Personnel Issues. The following Directors were present: Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, Gene Sokolski, Barry Ross and Carolyn Driscoll. Also present were: Executive Director Robert Figeira, WVA Attorney, Bill Hickey; Community Relations Manager John Steeb; Facilities Manager Tim Lett and Recreation Manager Ralph Redington. Controller Carrie Romero was on Maternity leave.

ORAL COMMUNICATIONS

Proposed Stage at North Lake

Karen Maley of 10 Seadrift presented her opinion opposing the proposed stage at North Lake, and asked if there has been any studies conducted regarding a slab being installed, and also asked if the police had been contacted about pending problems.

Antoinette Diaz of 49 Lakefront and Leny Shenker of 6 Seadrift also spoke in opposition of a permanent stage at North Lake, saying that it would adversely affect the quality of life for nearby residents and lower property values.

Sheila Lefkowitz of 11 Lakefront stated that she equates the thought of a permanent stage in front of her home with dog and bird defecation, and also envisions young people sitting

around the permanent stage in the evenings. Ms. Lefkowitz also stated that she feels a permanent stage in this location would resemble a cemetery.

Dave Juedes of 15 Lakefront stated that he felt that this topic should be rejected and never brought up again. Mr. Juedes also stated that he feels a permanent stage in this location would be a violation of nearby resident's rights and would harm resident's lives.

George Nagy of 10 Brookdale stated that he is not a Cove resident, but that he enjoys walking around the Lake and he feels its ridiculous to propose installing a permanent stage in this location due to limited cost benefit, insurance liability, and because he feels that a stage would be an eyesore.

Evan Jafa of 55 Lakefront stated that he feels that the residents have expressed their disapproval of a permanent stage many times.

David Carroll of 37 Lakefront stated that he feels that miscreants would inhabit the proposed stage at 2:00 a.m., skateboarding, etc., and feels that another area off the Lake would be better.

Executive Director Figeira noted that a resident had told him that he heard all future concerts have been cancelled. Mr. Figeira stated that this is not true. Mr. Figeira also noted that he will soon meet with the Cove Maintenance Association Board with more information, and Vice President Cheema thanked all residents for their input, and noted that a decision on the proposed permanent stage would not be made this evening.

Tennis Instructors and Tennis Courts

Janet Saleh of 6 Caraway spoke regarding her feelings that outside tennis instructors should be allowed to teach on Woodbridge Tennis Courts. Ms. Saleh feels that she would prefer an outside instructor for her child.

Judy Vodhanel of 11 Caraway also spoke regarding her request to have outside, personal coaches to be allowed to provide instruction for her daughter on WVA tennis courts.

The Board reiterated the WVA Rule that all Tennis Instructors must be under the control of the Association and the Tennis Director.

Teresa Caro of 12 Bayfield spoke regarding attempting to reserve WVA tennis courts for the Woodbridge High School Girls Tennis team on Saturdays, and having her request denied. Recreation Manager Ralph Redington stated that he would speak to Ms. Caro soon regarding her request.

Proposed Volleyball Court Lights at North Lake

Hank Davis of 1 Bridgewood spoke regarding his opposition to the installation of lights at the North Lake Volleyball Courts because he claims that current gatherings of people late at night, after the WVA Security ends for the evening, is disturbing order and peace in the neighborhood, and Mr. Davis feels this would be exacerbated by the addition of lights at the volleyball courts at North Lake. Don Hamm of 8 Northcove stated that he felt there would be added noise from the volleyball courts, and he feels there is already enough noise disturbing his unit, and that he would not have privacy in the evenings with his shutters open.

Sidney Hawran of 11 Bridgewood and Hubert Wick of 7 Northcove also spoke in opposition of installing lights at the volleyball courts at the North Lake Beach Club.

Alan Nishball of 10 Northcove also spoke in opposition to the installation of lights at the volleyball courts due to the close proximity of homes, and presented photographs to the Board showing the nearby homes in relation to the North Lake Volleyball Courts.

Jerry Dworkin of 19 Bridgewood also spoke in opposition to the installation of lights at the volleyball courts and stated he felt that a study needs to be conducted regarding how many people actually use these courts. Roger Williams of 21 Bridgewood agreed that there should be a study of the actual number of volleyball players, and stated that he paid an extra \$100,000.00 for his home by the Lake.

Laurie Kraus of 2 Marsh Hawk and Myrna Rasmussen of 21 Brookfield spoke in favor of installing lights at the North Lake Volleyball Courts because the sand is superior at the North Lake Volleyball Courts. She added that the sand at South Lake and Arrowhead Park is too rough and sharp. Hans Kraus of 2 Marshhawk feels that volleyball is an excellent family activity and that the lights are necessary because some people cannot be in the sun.

Chris Shiota of 20 Bayporte also spoke in favor of installation of lights at the North Lake Volleyball courts because he feels playing volleyball is fun, and he is disappointed when courts with lights are not available in the evening at South Lake.

Mr. Figeira stated that Staff will look into changing the sand to a finer quality sand at South Lake and Arrowhead Park, and also report on alternative sites for volleyball courts.

CONSENT CALENDAR

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

- 1) **RESOLVED, to accept the minutes from the Regular Board of Directors Meeting held February 4, 2009.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 09130-029-01, 09285-033-01, 09393-017-02, 09979-058-02, 10341-079-01, 10343-025-01, 10348-090-01, 10349-081-01, 1533-015-01, and 11626-047-01.**
- 3) **RESOLVED, to approve the purchase from Southern Aluminum for ten (10) tables, with a cost of approximately \$3,000.00 funding from Capital Improvements.**
- 4) **RESOLVED, to approve the purchase from Costco of an awning at the South Lake Docks, with a cost of approximately \$1,077.00 with funding from Capital Improvements.**

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

- 5) RESOLVE to re-appoint Sidney Stoller to the North & South Lake Architectural Committees for another (2) two year term expiring April 1, 2011.

Director Mavity noted that the Board extends their thanks to Sidney Stoller for his years of service to the WVA, and congratulations for his re-appointment. A motion was made by President Driscoll, seconded by Vice President Cheema. It was,

RESOLVED, to reappoint Sidney Stoller to the North & South Lake Architectural Committees for another (2) two-year term, expiring April 1, 2011.

- 6) RESOLVE to adopt the proposed Rules for Rubber Pants or Swim Diapers in the Lagoon or Pool facilities.

The Board briefly discussed the need for rubber pants or swim diapers at the facilities. President Driscoll stated that some type of protective clothing such as swim diapers is very necessary for children who are not toilet trained. Recreation Manager Ralph Redington and Attorney Hickey reported that there were no adverse comments, or comments of any kind from the Membership regarding this proposed Rule. A motion was made by Director Mavity, seconded by Director Fenner, and passed unanimously. It was,

RESOLVED, to adopt the proposed Rules for Rubber Pants or Swim Diapers in the Lagoon or Pool facilities as follows:

RESOLVED FURTHER, that this new Rule will be effective upon the publication in the Board Summary.

This revised Standard is effective upon this publication in accordance with California Civil Code Section 1357.130.

Section 6-13 Lagoon Rules

- (g) Children who are not toilet trained must wear waterproof rubber pants with their diapers or swim diapers at all times in the water.

Section 6-131 General Rules

- (j) Children who are not toilet trained must wear waterproof rubber pants with their diapers or swim diapers at all times in the water.

FINANCIAL STATEMENTS

The Board reviewed the January 2009 Financial statements. Executive Director Figeira briefly reported on various line items. A motion was made by Director Ross, seconded by Director Fenner, and passed unanimously. It was,

RESOLVED, to accept the Financial Statements for January 2009 as presented. (Exhibit A)

COMMITTEE MINUTES

Architectural Committee

The Board reviewed the proposed changes to the Patio Cover/Canopy Rule recommended by the Architectural Committee. Attorney Hickey stated that the changes clarified that Aluma wood is an acceptable material for patio covers or canopies, and noted

other clarifying changes. After further discussion, a motion was made by Director Davis, seconded by Director Sokolski, and passed unanimously. It was,

RESOLVED, to tentatively approve the changes as recommended by the Architectural Committee and to publish to the Membership, in accordance with the requirements of the California Civil Code, these proposed amendments as found in Section 3-227 of the Architectural Guidelines and Standards, and to further consider them for adoption at the Regular Board Meeting on May 6, 2009 at 7:30 p.m. (Exhibit B)

Finance Committee

Reviewed, and no action required.

Facilities Committee

Reviewed, and no action required.

Recreation Committee

Proposed Volleyball Lights

The Board reviewed the 9-10 emails Recreation Manager Ralph Redington received after notifying 15-17 homeowners surrounding the North Lake Tennis Club about the proposed volleyball court lights. Mr. Redington also noted that the Recreation Committee voted to approve the recommendation to install lights at the North Lake Volleyball Courts.

Directors Davis and Fenner stated that they feel sensitive to the needs of WVA volleyball players, but feel that perhaps improving the sand at other locations would be a better option than installing lights at the North Lake Volleyball Courts. Director Mavity noted that there may be room at Fallbrook Park for volleyball courts, and suggested that Staff try to determine if the City of Irvine could provide funding to the WVA as part of their development of Alderwood to install lighted volleyball parks at Fallbrook, and report back to the Board in 60 days.

Beach Club Fire Pit Rules

The Board reviewed the proposed Beach Club Fire Pit Rule modifications. Executive Director Figeira noted that Staff recommended these changes in order to ensure that the WVA can hopefully better control the fire height, permitted burning hours, and other safety aspects of the Beach Club fire pits. After discussion, a motion was made by Director Davis, seconded by Director Fenner, and passed unanimously. It was,

RESOLVED, to tentatively approve the Woodbridge Village Association Rules and Regulations as found in the Code Book, Part IV, Chapter 6, Sections 6-12. Beach Club and Lagoon Rules, and to publish to the Membership, in accordance with the requirements of the California Civil Code these proposed amendments as follows, and to further consider them for adoption at the Regular Board Meeting on May 6, 2009 at 7:30 p.m.

Delete Existing: Section 6-12, Beach Club Rules and Lagoons

- (a) Use the proper containers for disposal of cigarettes and trash, rather than the sand.
- (b) Only adults eighteen and up are permitted to build fires in the fire pits and barbeque stands with proper care and safety being observed.
- (c) Games (Frisbee, volleyball, etc.) are allowed on the sand providing that it does not interfere with other residents using the area.

Add new: Section 6-12, Beach Club Rules and Lagoons

- (a) Only adults (over eighteen) are permitted to build fires in the fire pits and barbeque stands with proper care and safety being observed.
- (b) Fire Pits are not to be used on days when the weather conditions cause embers to be blown and possibly create a fire hazard.
- (c) The only materials allowed in the fire pits are as follows:
 - a. Firewood
 - b. Charcoal
 - c. Newspaper to use as a fire starter only
- (d) The burning of wooden pallets is prohibited
- (e) The height of the flames must not be higher than two (2') feet from the top of the fire pit.
- (f) Firewood should not exceed the inside diameter of the fire pit.
- (g) Violations of these rules could result in fines and/or loss of the Association priveleges.

- (h) Fire Pit Fires must be extinguished by 9:45 P.M.
- (i) Lighter fluid is to be used only when lighting charcoal.
- (j) Games (Frisbee, volleyball, etc.) are allowed on the sand providing that it does not interfere with other residents using the area.

OLD BUSINESS

Revenue Alternatives for 2009

Executive Director Figeira noted that he will bring examples of sails with ads on them for the Board's review.

WVA Concerts/Proposed North Lake Stage

The Board briefly discussed concert locations, and Director Sokolski suggested that the WVA Concerts topic title be changed for clarity purposes to Proposed North Lake Stage. Director Sokolski also asked Staff to remove this topic from the agenda until there is concrete action to be taken by the Board.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for January 27, 2009 to February 24, 2009, and the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Monthly Summary for February 3, 2009 through February 24, 2009.

The Board reviewed and briefly discussed the Bird Count report. Director Ross stated that he is still concerned that the WVA bird population may be too high, even though the WVA bird population has decreased in the last few years, according to the most recent report generated by Staff. Director Ross requested Staff research what action could be taken if the bird population is too high in Woodbridge.

Annual Meeting

Attorney Hickey noted that any type of Rule change/modification concerning election tie breaking methods would be best made at the beginning of the election cycle, as opposed to in the middle of the process, in order to properly publish the proposed Rule Change.

Several Board Members agreed that flipping a coin would be the most expedient way to

resolve a Board of Directors election tie. Most Board Members agreed that having the Board choose the winner of a tie is not a good option. Director Davis stated that he felt a run-off election would be the best, and wondered if the WVA could get the estimated \$20,000.00 basic election fee reduced.

After further discussion, the Board asked Executive Director Figeira to email the three non-Board Member candidates to see if they'll agree, for this year only, to have any election tie settled by a coin toss.

2009-2010 Insurance

The Board briefly discussed the \$20,000.00 savings in premiums the new policies, previously agreed to in Executive Session, will provide to the WVA because the insurance broker suggested that the WVA change insurance companies from AIG to Philadelphia, which is an A+ rated company.

T-Mobile Wireless Cell Site

As the Board discussed in Executive Session earlier, the Board decided that it would be helpful to conduct an Informational Forum regarding the proposed T-Mobile cellular tower in Springacre Park for residents to ask questions and be able to address their concerns. Pete Ferraro, Site Development Specialist from Reliant Land Services, and Authorized Agent for T-Mobile will appear at the Informational Forum to provide a comprehensive explanation of the network, explain the Monopine antenna appearance and how the network functions, express why T-Mobile believes the antenna is safe and describe how this new site could improve conditions for the residents of the community. This Information Forum will be held on Wednesday, April 29th at 7:30 p.m. The Board requested Staff publish information concerning the Informational Forum in the March Board Summary and in April's edition of *Reflections*.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

IUSD- Alderwood School Site

Members of the Board and Executive Director Figeira recently met with a representative of William Lyon Homes to discuss their tentative plans for the types of homes that might be built on the former Alderwood School site, if the purchase is completed and the City process is completed. Preliminarily, the builder must submit to the City of Irvine a general plan amendment for this site.

Strategic Plan for Senior Services

The Board reviewed the letter from the City of Irvine regarding the recently developed Strategic Plan for Senior Services. No action was taken.

Lagoon Water Clarity Update

Next week, the Finance and Facilities Committees will consider whether the Association should expend the funds for decreasing the North Lake Lagoon depth, in order to decrease the time the lagoon has to shut down in the summer months due to water clarity issues, and make a recommendation to the Board.

ATTORNEY REPORT

SB-259

Attorney Hickey stated that one proposed new state bill concerns elections, and if challenged, whether the elected Board's actions would be valid.

DIRECTOR'S COMMENTS

Director Davis stated that he had spoken to a Member of WVA who assists with their sub-association website. This Member stated that he would like to have the WVA website host his sub-association's website. This hosting would allow the WVA to charge a fee of the sub-association. Mr. Hickey stated that this type of initiative might require the WVA to make their website available to all sub-associations. Director Davis noted that this would probably be a good way to sell more advertising. Director Davis requested Staff to research this and report back to the Board.

Director Fenner stated that he would like all email correspondence sent from the Executive Director to any Director, to be shared via email with all Directors. President Driscoll agreed.

ADJOURNMENT

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

Regular Board Meeting
March 4, 2009

**RESOLVED, to adjourn the March 4, 2009 Regular Session of the Board
of Directors' Meeting at 9:55 p.m.**

Submitted By:

Robert N. Figeira – Secretary

Attest:

Carolyn Smith Driscoll - President