



Approved
Board of Directors
April 2, 2008

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
March 5, 2008**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, March 5, 2008 at 7:30p.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) 2008-2009 Insurance Policies Renewal 2) Delinquent Accounts/ALS Summary Update; 3) Non-judicial Foreclosures 4) Resident Drainage Claim 5) AT&T Highspeed Network Upgrade Negotiations 6) WVA Community Center Parking Agreement 7) Legal Matters.

The following Directors were present: Don Davis, 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, Facilities Manager Tim Lett and Recreation Manager Ralph Redington. Director Dale Cheema and Director Carolyn Driscoll were absent.

ORAL COMMUNICATIONS

IUSD/Lemongrass Proposed Parking

Resident Murdoch Heideman of 122 Nighthawk presented his concerns regarding the proposed conversion of Lemongrass Park into a drop off/parking area for Lakeside Middle School. Mr. Heideman stated that he felt the drop off area would be an eyesore,

**Regular Board Meeting
March 5, 2008**

have too many lights at night and would probably have teens gathering there at night, as well. Mr. Heideman suggested that the Stonecreek entrance to the School could be made into a drop off zone.

President Ross stated that the proposed drop off/parking area was unlikely to be built since this type of construction might not be allowed under the IUSD easement, because this land is restricted to playground and recreation uses.

Resident Beth Smith of 2 Sugarpine, is a teacher at Lakeside Middle School and felt that this proposed construction of a drop off area could have a detrimental affect on the school and students due to losing the Physical Education field and due to the \$350,000 price tag that may deplete the already strained budget.

Fire Pit Smoke

Resident John Sanderson of 9 Islandview stated that he had initially presented this issue to the Board during the Regular Session Board Meeting in March 2007. During his current presentation Mr. Sanderson presented literature from the South Coast AQMD regarding their proposal to convert wood burning fire pits to gas pits.

Mr. Sanderson stated that he felt if the Association is willing to consider spending funds on a Sprinkler Park, then the Association should possibly consider converting to gas burning fire pits.

Mr. Sanderson stated that the previous night someone had set a 10-foot high fire using wood pallets at North Lake Beach Club, in a fire pit near Mr. Sanderson's back yard. Mr. Sanderson noted that Woodbridge Security is always responsive when called, and also stated that the Irvine Fire Department won't deal with extinguishing large fires in the pits.

Executive Director Figeira noted that there is no staff at the North Lake Beach Club in the evening hours in the winter, unlike during the summer months, when the North Lake Beach Club is staffed until midnight each evening.

Resident B.J. Meder, resident at 77 Lakeview, stated that he has similar concerns regarding smoke blowing into his home from large pit fires at North Lake Beach Club.

**Regular Board Meeting
March 5, 2008**

He stated that he feels WVA Security is responsive, but may be a bit slow in putting out larger fires in the fire pits, and that the Irvine Fire Department will not deal with these types of infractions. The Board noted the resident's concerns and wanted to reasonably ensure their members enjoyment of their home, noted that these fire pits have been in use for years, but would discuss this matter later in the agenda.

Woodspring Pool

Mr. and Mrs. Robert Jones, residents at 31 Lakeshore, whose home borders on Woodspring Pool, presented their concern regarding problems with teenagers frequently congregating at the Woodspring adult pool, monopolizing the spa, smoking, etc., after school, during evening hours and late at night. Mr. Jones continued that the teens are confrontational when asked to leave. Mr. Jones requested that Security patrol Woodspring Pool more frequently, and asks that the WVA monitor Woodspring pool with a security camera.

Director Ross stated that the Association will increase Security patrols, and asked the residents to call Executive Director Figeira if the situation does not improve.

CONSENT CALENDAR

A motion was made by Director Davis, seconded by Director Fenner, to approve Consent Calendar items number 1 through 3 and 5 through 8, and passed unanimously. It was,

- 1) **RESOLVED, to approve the Minutes from the Regular Board of Director's meeting held March 5, 2008.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent Assessment on the following properties:
10349-048-03, 09816-119-01, 10371-219-02, 11671-002-02, 12191-031-01,
11671-063-03, 10350-028-01, 09664-003-01, 09803-010-01, 10342-029-02,
10343-124-01 and 08983-046-02.**
- 3) **RESOLVED, to approve the Vehicular Access License Agreement with Southern California Edison for five years for a sum of \$600.
(Exhibit A)**

**Regular Board Meeting
March 5, 2008**

- 5) **RESOLVED, to contract with Waterline Technologies, Inc. to replace six (6) pool heaters at the Briarglen, Firwood, Lemongrass, Woodpine, Windjammer and Woodflower facilities with a cost of approximately \$10,000.00 with funding from Reserves.**
- 6) **RESOLVED, to contract with Trueline, Inc. to resurface ten (10) tennis courts at the North Lake Tennis Club, two (2) tennis courts at Timber Run, one (1) tetherball and one hopscotch court at Daybreak with a cost of approximately \$31,615. with funding from Reserves.**
- 7) **RESOLVED, to contract with Hills Brothers Chemical to purchase the Master Seal material to resurface the concrete bottom of the South Lake Lagoon, with a cost of approximately \$13,600 with funding from Reserves.**
- 8) **RESOLVED, to contract with Beach Paving to repair and slurry seal the South Lake Tennis Club, Wintermist and the Community Center facilities with a cost of approximately \$48,216 with funding from Reserves.**

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

- 4) Resolve to approve the "Exhibit E" Fence Replacement Rule revision.

Vice President Woodings stated that the material chosen for the "Exhibit E" fences was a good choice. A motion was made by Vice President Woodings, seconded by Director Fenner, passing unanimously. It was,

RESOLVED, to approve the "Exhibit E" Fence Replacement Rule Revision as presented and to publish it to the Members in accordance with California Civil Code Section 1357.

FINANCIAL STATEMENTS

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

**Regular Board Meeting
March 5, 2008**

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

LIEN FORECLOSURE

President Ross stated that the Board met earlier in Executive Session and had voted, in accordance with the Associations Delinquent Assessment Collection Policy, to commence foreclosure proceedings on the lien for the following accounts:

10345-097-02, 09658-103-01 and 09010-027-02.

COMMITTEE MINUTES

Architectural Committee

As two Board members were not able to attend tonight's Board meeting, Executive Director Figeira requested that the proposed Gates in Fences Rule will be reviewed at the May 7, 2008 Board of Directors' meeting, when all Directors should be present, and President Ross, without objection, directed that the item be placed on that Agenda.

Finance Committee

Controller Romero stated that the Finance Committee requested Staff to inquire into the costs and possible revenues associated with possibly advertising on the WVA website. Staff will also check with other associations to ascertain if they are using advertisers.

Facilities Committee

Facilities Manager Joe Pagan stated that the Facilities Committee voted to take no action on the lighting around the Lakes at this time. Executive Director Figeira noted that he had seen some large solar trail lights at a Tradeshow and that he will continue to research the issue.

Director Davis stated that the Facilities Committee has approved going live with the Resident Survey website.

**Regular Board Meeting
March 5, 2008**

Recreation Committee

Recreation Manager Redington noted that the next Comedy Night has sold out, and that Entry bracelets for the Easter Egg Hunt have been selling briskly, as well.

OLD BUSINESS

Computer Status Memorandum

Recreation Manager Redington related that the current issues with the Online Tennis sign up Program will be fixed by Friday, March 7th. Residents will then be provided with Logins and Passwords.

Sprinkler Park

Executive Director Figeira stated that the prices for Sprinkler Park toys have proven to be somewhat high, \$8,000-\$9,000 for the hand crank type, which may be too difficult for a small child to use, and \$15,000-\$20,000 for the re-circulating type of sprinkler toy. He is continuing to receive updates regarding costs for Sprinkler toys, which he will present to the Board next month.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for January 30, 2008 through February 26, 2008. Vice President Woodings suggested that an additional column or row be added to the Community Services Field Summary to reflect the number of fire pit fires extinguished and responded to by Staff; President Ross made this a direction to staff.

The Board also reviewed the Lakes Monthly Summary for February 5, 2008 through February 26, 2008.

2008-2009 Insurance Update

Executive Director Figeira noted that the Association would accept the bid for 2008-2009 insurance coverage from Hays Companies, as was decided by the Board of Directors in the Executive Session earlier this evening. Mr. Figeira noted that the Association saved approximately \$35,000 over our current carrier's renewal and approximately \$74,000 over last year's premium.

**Regular Board Meeting
March 5, 2008**

2008 Election Update

Executive Director Figeira noted that some individuals are still objecting to the state mandated signature on the front of the ballot envelope for this year's election. Mr. Hickey noted that this is a similar requirement for absentee ballots for government elections. Mr. Figeira continued that the Association is advising owners to mail the ballot envelope inside of another envelope for security purposes, if they want to vote, or to come into the Association offices between 8:00 a.m. and 10:00 a.m. on April 2, 2008, the day of the election, to cast their vote by delivering it directly to the Inspectors of Election.

COUNTY, CITY, SCHOOL DISTRICT AND THE IRVINE COMPANY

Residential Vehicle Parking

The Board reviewed Executive Director Figeira's letter to Greg Smith. Mr. Figeira noted that he had scheduled a tour of these areas with Mr. Smith regarding the residential vehicle parking issue.

AT&T High Speed TV/Video Services

Director Mavity stated that AT&T would not attempt to determine where the derogatory post cards regarding the AT&T boxes are originating from. He also noted that Board members could access Zillo.com for additional information regarding the proposed new AT&T boxes.

IUSD/Lemongrass Proposed Parking

The Board reviewed the e-mails from residents Kristi Gaultiere and Beth & Scott Smith. After discussion, the Board requested that Staff and the Association Attorney draft a letter to Lloyd Linton of the IUSD explaining that the IUSD's easement does not include parking lot/drop off purposes. Staff was also requested to copy the IUSD Board of Directors and Ms. Gaultiere and Mr. and Mrs. Smith with the letter.

Regular Board Meeting
March 5, 2008

ATTORNEY REPORT

Board of Directors Education Bill Revision

Attorney Hickey noted that the mandatory course bill died in Committee last month, but that a member of the California Assembly has introduced a new bill. This bill would state that the class would not be mandatory, but if a Board Member did not take a 3-hour class this class within 12 months, the Board Member would be required to disclose that fact to the Membership, in some Association publication.

CORRESPONDENCE

Fire Pit Smoke Letter

Executive Director Figeira's initial thoughts regarding the smoke issue at the fire pits at North Lake Beach Club is that removing the pits may be the only way to avoid these types of complaints. Mr. Figeira stated that the South Coast AQMD will be contacted for more information about the possible wood to gas retrofit for fire pits.

Director Davis noted that he thought that homeowners who purchase homes near the parks might have perhaps signed some kind of notice of acknowledgment when they moved in. Mr. Figeira stated that the Association files would be researched for possible acknowledgments. Attorney Hickey will also review current AQMD requirements.

President Ross requested Staff to research the information in the letters presented by the residents regarding fire pit smoke, discuss the issue with the Facilities Committee, and come back to the Board with a recommendation next month.

Vice President Woodings requested that Staff send responses to each of the five residents that signed the letter and that Staff begin recording the number of reported fire pit issues and also record the WVA responses to these issues. Director Mavity stated that an article should be put in the *Reflections* newsletter notifying residents that the WVA is researching the issue.

President Ross requested that Security patrols be increased, and Executive Director Figeira noted that currently, there may not be enough Staff to do so. President Ross requested that Mr. Figeira advise the Board if the WVA needs to hire more Facilities Inspectors, and to report back to the Board next month.

**Regular Board Meeting
March 5, 2008**

MANAGER'S NOTES

Proposed Landscaping Committee

Executive Director Figeira noted that he had sent six information sheets to residents who had indicated their possible interest in serving on the proposed Landscaping Committee. One interested party responded to Mr. Figeira today. The Landscaping Committee Sub-Committee, comprised of Director Fenner, Director Driscoll and Director Woodings has not yet been convened.

Director's Comments

Director Davis directed that a Director's Comments category be included on all monthly Agendas. This category may include items such as brief general announcements, reports or alerts to the Board, which may not necessarily require a vote. Attorney Hickey stated that this would be acceptable. President Ross directed that this category be permanently added onto the Agenda.

The Board directed that the Executive Director add the item Director's Comments to the monthly agenda, pursuant to California Civil Code 1363.05(i)-(II).

Proposed Library in Woodbridge

Director Davis stated that he had attended a Library Committee Task Force Meeting where a motion was made to recommend that a library be placed in Woodbridge.

The Common Interest Development Open Meeting Act

Director Mavity stated that the *Common Interest Development Open Meeting Act*, which is quoted following the *Commentary/Instructions for use of the Resolution Re: Addition of Item to Posted Agenda*, has some possibly questionable verbiage concerning the amount of days, (30 only) allowed for continuing agenda items when often it is more than 30 days from one regularly scheduled meeting to the next. Director Mavity requested Mr. Hickey suggest language that could correct this issue in a bill which CLAC might endorse.

**Regular Board Meeting
March 5, 2008**

ADJOURNMENT

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

It was,

**RESOLVED, to adjourn the March 5, 2008 Regular Session of the
Board of Directors' Meeting at 8:42 p.m.**

Submitted By:

Robert N. Figeira - Secretary

Attest:

Barry Ross, President