



**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS MEETING
MARCH 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, March 1, 2006, at 7:30 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 January 2006; 2) Drainage Issues at 36 Winterbranch; 3) Woodbridge Manor III Recorded Legal Documents; 4) Annual Audit Legal Matters; 5) Concrete vs. Resurfacing Pool Facilities; 6) City of Irvine Encroachment Agreement; 7) Irvine United Congregational Church Parking Update; and 8) Lagoon Water Clarity Proposal.

The following Directors were present: Fran Bakst, Dale Cheema, Don Davis, Dick Fenner, Bill Mavity (arrived at 7:45 p.m.), Bob Woodings, and President Barry Ross.

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

SPECIAL PRESENTATION

John Austin, Land Use Planner, Trillium Consulting, Inc., and representing T-Mobile, presented a proposal for a wireless telecommunications (monopine) antenna facility to be located at the rear of St. Paul's Greek Orthodox Church, 4949 Alton Parkway, adjacent to San Diego Creek and close to the WVA property line. Mr. Austin advised that the height of the antenna had been lowered from eighty to fifty-five feet, as requested by the Board of Directors, and the associated electronic equipment would be

**Regular Board Meeting
March 1, 2006**

placed behind a six foot CMU block wall enclosure designed to match the texture and color of the surrounding buildings.

Director Davis inquired about the distance the tree/antenna would be to the WVA property line, as well as the height of the antenna in relation to the church dome and cross? Director Woodings inquired what other faux tree designs were available besides the monopine? Mr. Austin responded that he would get the answers to Mr. Davis' and Mr. Woodings' questions and that a faux eucalyptus tree is possibly in the design process, but the pine model has been proposed to date. In addition, Mr. Austin explained that T-Mobile would plant ten Canary Island pines and shrubbery to landscape the facility.

ORAL COMMUNICATIONS

Chuck Welti, a resident at 1 Hummingbird, addressed the Board concerning drainage and mold issues at his zero lot-line property, as a result of his neighbor's alleged altering of the swale and over watering. Mr. Welti requested a referral to a registered civil engineer. Director Woodings responded that, although the Board could not refer him to any particular civil engineer, Mr. Welti could contact the American Society of Civil Engineers and/or research the State of California website.

Elisa Trimmer, representing the Irvine Relay for Life, thanked the Board for allowing that organization to use the Community Center to plan their event and advised that the twenty-four hour event would take place on May 13, at Irvine Valley College.

Trudi Miller, a resident at 41 Firwood and speaking on behalf of the Village Green M.A., requested the Board's consideration of composition roofing material to replace the existing wood shingles.

President Ross responded that the Village Green M.A. should submit the roofing material before the Architectural Committee.

Jose Prado noted that his issue concerning his rear-yard canopy was not on the current agenda. Mr. Prado was advised that the issue should be on the April 12th agenda.

Becky Romney, a resident at 199 Briarwood, reported that the Village Green M.A. raised dues by 32%, which she believes is not permitted.

**Regular Board Meeting
March 1, 2006**

President Ross acknowledged audience member Roy Caffrey, who is a South Lake candidate for the Board of Directors election in April.

ADDITIONS/DELETIONS

Mr. Figeira added Item 6 to the Consent Calendar concerning a resolution to record liens.

CONSENT CALENDAR

Director Davis removed Consent Calendar Item 2, concerning flat roof replacement and Item 3, concerning patio cover replacement. Director Mavity removed Item 5, concerning the re-appointment of Henry Myers to the Architectural Committee.

A motion was made by Director Mavity to approve Consent Calendar Items 1, 4, and 6; seconded by Director Woodings, 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 February 1, 2006.

RESOLVED, to approve the minutes from the Regular Board of Directors Meeting held February 1, 2006.

4. Resolve to approve a contract to replace wooden fencing along the I-405 freeway.

RESOLVED, to approve a contract with Timbercrete Fence System to replace the wooden fence along the I-405 freeway with concrete; and FURTHER RESOLVED, to postpone installation of the concrete fencing until further review at the April 12, 2006 Board meeting.

6. Resolve to approve the recordation of liens.

RESOLVED, to authorize Association Lien Services to record liens for delinquent assessments on the properties known as 11670-050-01, 11533-020-01, 10342-053-01, 10338-010-01, 10342-035-03, 09009-044-01, and 09010-028-01.

Items 2, 3 and 5 were discussed separately.

2. Director Davis asked for clarification concerning the types of roofs that were to be replaced and the use of a new product, a polymer composite shingle. Mr. Pagan responded that the current roofs are cedar shingle. The Board requested a roofing sample before approving the roofing material.

**Regular Board Meeting
March 1, 2006**

A motion was made by Director Davis to postpone approval of the recommendation; seconded by Director Mavity, and passed by a 7/0 vote. It was,

RESOLVED, to postpone approval of the Finance Committee recommendation concerning replacing roofs at Firwood and Fallbrook pools and the South Lake Beach Club until the Board reviews a roofing sample.

3. Director Davis inquired if the Finance Committee had reviewed patio cover materials other than wood? Mr. Pagan responded that other materials had been reviewed, but wood was the choice of the Committee.

A motion was made by Director Davis to approve Item 3 as presented; seconded by Director Woodings, and passed by a unanimous vote of 7/0. It was,

RESOLVED, to approve the replacement of patio covers at the Fallingstar, Clearbrook and Pebblewood facilities.

5. Director Mavity acknowledged audience member and Architectural Committee liaison to the Board, Henry Myers, for his service to the community. A motion was made by Director Mavity to approve Mr. Myers' re-appointment to the Architectural Committee; seconded by Director Davis, and passed by a unanimous vote of 7/0. It was,

RESOLVED, to re-appoint Henry Myers to the North and South Lake Architectural Committees for another two-year term, expiring March 1, 2008.

FINANCIAL STATEMENTS

The Board reviewed the December 2005 Financial Statements. Ms. Romero responded to questions regarding various line items.

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

RESOLVED, to approve the January 2006 Financial Statements as presented (Exhibit A).

**Regular Board Meeting
March 1, 2006**

COMMITTEE MINUTES AND RECOMMENDATIONS

The Board reviewed the draft minutes from the Wednesday, February 15, 2006 Architectural, Facilities, and Finance committees. The Recreation Committee did not meet, as there was no quorum.

Mr. Redington reported that the Recreation Committee was considering invoking the hazardous/destructive behavior rule found in the CC&Rs, as it would apply to hitting or batting of baseballs at Association facilities.

OLD BUSINESS (UNFINISHED BUSINESS)

North Lake Beach Club Renovations

The Board reviewed the *North Lake Beach Club Renovation Status Report* submitted by PAO, Inc. The facility will be closed for ninety- to one-hundred days starting in September, except for volleyball.

Security Camera Update

Mr. Sivcovich reported that the DSL line had been installed.

NEW BUSINESS

Community Services Field Summary

The Board reviewed the *Community Services Field Summary* report for January 26, 2006 to February 18, 2006, and the *Front Gate and Spa Usage* report (facility usage).

Lakes Update Summary

The Board reviewed the *Lakes Monthly Summary* for January 20 to February 16, 2006, as well as the February 2006 *Fact Sheet* for the MCAS Air Station, El Toro, groundwater cleanup.

Annual Meeting and Election of Directors

The Board reviewed email communication concerning the selection of a speaker for the Annual Meeting and Election. Director Davis opined that a booth should be set up “downstairs” and manned by a staff member to address any questions by the membership.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

Letter from Mayor Krom

The Board reviewed Mayor Krom's letter responding to the concerns expressed by the Board of Directors regarding political signs, side yard easements, building permits, real estate signs, and the Alderwood Basic School site.

- 1) Political Signs—The City of Irvine is considering options for regulating the timing and location of signs in the City rights-of-way. The subject is scheduled to go to the Planning Commission in March and before the City Council in April. Director Mavity will monitor the agendas of both meetings and alert Mr. Figeira when the proposed changes to the COI Zoning Code will be on either agenda. In addition, President Ross requested both agenda packages to be circulated to the Board of Directors.
- 2) Side Yard Easements—The City voted in December 2005 to repeal their Zoning Code to permit openings in walls adjacent to side yard easements. The City's Zone Code change, however, does not affect the WVA's CC&Rs, which prohibit such openings.
- 3) Building Permits—The Board directed Mr. Figeira to write a letter to Mayor Krom requesting that the Association be noticed whenever applications are submitted to the City.
- 4) Real Estate Signs—The City of Irvine does not have the capability in Woodbridge to police all real estate signs. The Mayor suggested that WVA could notify Code Enforcement of any transgressions.
- 5) Alderwood Basic School Site—The City will try to notify WVA when any zone change application is filed for the Alderwood site. The mayor suggested WVA stay in contact with IUSD concerning the zone change issue.

Mr. Fenner inquired if the Alderwood site would be annexed into the Association and would there be any park assessments applied? Mr. Hickey responded that the City ordinance has required in the past that sites similar to Alderwood be annexed to the Woodbridge Village Association but the City cannot require initial additional assessments be paid to the WVA. However,

**Regular Board Meeting
March 1, 2006**

Mr. Hickey stated that he would research the conditions in a prior agreement involving Wintermist Park fees for precedence as part of the annexation process. In addition, Mr. Figeira will contact John McAllister to establish a line of communication with IUSD, as well as schedule a breakfast meeting with the Board and IUSD President Sharon Wallins. President Ross requested notification *prior* to any zone change action by the IUSD.

Measure M

The Board reviewed a Measure M flyer for Project L-San Diego Freeway (I-405) Improvements Between Costa Mesa Freeway (SR-55) and Santa Ana Freeway (I-5).

Director Woodings noted that the renewal of Measure M would require a vote of the membership regarding soundwalls. Director Mavity inquired should CALTRANS install a soundwall on the I-405, should WVA also install a concrete fence to replace the wooden fencing, as proposed on the Consent Calendar? The Board elected to take no action on the concrete fencing until the April 12 Board of Directors meeting.

Director Davis advised that he has Measure M information and will make it available to the Board. Director Mavity suggested Mr. Figeira contact Bill Campbell and the City of Irvine, noting the Association's continuous efforts for a soundwall along the I-405 within Woodbridge.

ATTORNEY REPORT

Ombudsperson Bills: AB 770 and SB 511

Mr. Hickey reported that hearings are approaching for the ombudsperson bills and that CLAC's position regarding the bills is still "pending."

CORRESPONDENCE

CAI / CACM Joint Program

The Board of Directors reviewed the agenda for the joint CACM and CAI-OCRC March 14 program: "Exceptional Boards – Strengthening the Governance Team." Directors Ross, Davis and Mavity have elected to reserve space.

CAI – CLAC Day at the Capitol

Director Mavity elected to attend the April 24 event.

Regular Board Meeting
March 1, 2006

CLAC Contribution for 2006

The Board determined to review the contribution request for the 2006 budget at the April 12, 2006 Board of Directors meeting.

MANAGER'S NOTES

Newsletter and Website

Mr. Figeira requested the Board's input as to including the *Reflections* newsletter on the Association website, including the advertisers. Director Woodings suggested the Board defer making a decision about charging advertisers for space on the website until a future Board meeting. Other questions: is there archival storage and is there enough space on the website under the current contract?

Street Faire

Mr. Redington advised that plans for the Street Faire are well underway and that radio station KZLA would broadcast live from the event and there would be hot air balloon rides between 9:00 a.m. and 3:00 p.m.

Fourth of July

Mr. Figeira reviewed plans for the Fourth of July celebration noting that the Fourth falls on a Tuesday, followed by the monthly Board meeting the next day. Mr. Figeira will update the Board regarding these events at the April meeting.

The Board agreed to extend special recognition for twenty-five year residents, as well as to sponsor a breakfast for past Board members.

Dan Nason

Mr. Figeira introduced Community Relations Supervisor Dan Nason.

Regular Board Meeting
March 1, 2006

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 9:10 p.m.

Submitted By:

Robert N. Figeira - Secretary

Attest:

Barry Ross – President