



Approved
Board of Directors
May 3, 2006

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS MEETING
APRIL 12, 2006**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, April 12, 2006, at 7:30 p.m., at the Community Center, 31 Creek Road, Irvine, California.

The Board met in Executive Session at 6:19 p.m., and considered the following matters: 1) Delinquent Accounts/ALS Summary Update through March 28, 2006; 2) Orange County Water District Agreement; 3) City of Irvine Encroachment Agreement; 4) Irvine United Congregational Parking Agreement Update; 5) Random Drug Testing; 6) Woodbridge Manor III Update; 7) 36 Winterbranch Drainage Update; 8) Lagoon Water Clarity Update; and 9) Concrete vs. Resurfacing Pool Facilities.

The following Directors were present: Fran Bakst, Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, and Bob Woodings (acting president). President Barry Ross was not in attendance.

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

There was no special presentation.

ORAL COMMUNICATIONS

Mr. and Mrs. Prado, homeowners at 15 Hallowglen, will address the Board concerning their rear-yard canopy issue during the Committee Minutes report for the Architectural Committee.

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ADDITIONS/DELETIONS

Director Woodings removed Consent Calendar Item 3 concerning facility roof replacements. Director Fenner removed Consent Calendar Item 4 concerning a contribution to the CLAC.

CONSENT CALENDAR

A motion was made by Director Bakst to approve Consent Calendar Items 1, 2, 5 and 6; seconded by Director Davis, and passed by a unanimous vote of 6/0. It was,

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

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

2. Resolve to approve a contract to power clean the sand at North Lake Lagoon.

RESOLVED, to contract with Lake Management, Inc., to clean the sand at North Lake Lagoon.

5. Resolve to approve the recordation of liens for delinquent assessments.

RESOLVED, to authorize Association Lien Services to record liens for delinquent assessments on the properties known as 11671-060-01, 10349-042-02, 10346-027-02, 08981-054-01, 12081-101-03, 10399-022-01, 10337-013-01, 09883-038-01, 10337-063-02, and 12191-016-03.

6. Resolve to approve the annual audit for year ended December 31, 2005.

RESOLVED, to approve the Woodbridge Village Association audit for the year ended December 31, 2005.

Items 3 and 4 were discussed separately.

3. Mr. Pagan presented a sample of the proposed new roofing material--polymer composite shingle—to replace the current product—cedar shingles.

A motion was made by Director Fenner to approve the new roofing material and replacement of facility roofs; seconded by Director Cheema, and passed by a 6/0 vote. It was,

RESOLVED, to approve the replacement of roofs at the Firwood and Fallbrook pool facilities, and at the South Lake Beach Club.

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4. Director Mavity noted that the CLAC still maintained a “pending” position regarding ombudsperson legislation and, therefore, the Association’s position concerning an annual contribution is pending.

A motion was made by Director Mavity; seconded by Director Fenner, and passed by a unanimous vote of 6/0. It was,

**RESOLVED, not to approve, at this time, an annual contribution to the CAI California Legislative Action Committee (CLAC), in the amount of \$5,000.00; and
FURTHER RESOLVED, the Board will reconsider a contribution at a future meeting.**

FINANCIAL STATEMENTS

The Board reviewed the February 2006 Financial Statements. Ms. Romero responded to questions regarding various line items.

A motion was made by Director Mavity; seconded by Director Fenner, and passed by a unanimous vote of 6/0. It was,

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

COMMITTEE MINUTES AND RECOMMENDATIONS

Acting President Woodings called on Jose Prado to address the Board. Mr. Prado handed out a letter addressed to the Board members proposing changes to the WVA Architectural Guidelines, sections 3-227 (c), (e) and (f) concerning patio covers and gazebos.

Mr. Woodings asked for feedback from Henry Myers, Board liaison to the Architectural Committee. Mr. Myers responded that, the Architectural Committee had carefully considered Mr. and Mrs. Prado’s request for changes to the guidelines concerning patio covers and gazebos but determined that the proposed design was not aesthetically pleasing to the Committee and, therefore, there was no need to make such a change at this time. In addition, he stated the Architectural Committee can consider each request on a case-by-case basis.

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Mr. Prado responded that there were certain residences in the community that did not presently meet the guidelines in question and had the canvas covers. The Board authorized Mr. Sivocovich to research the "described residences" in the community and to insure that the guidelines are uniformly enforced. In addition, the Board determined to make no changes to the guidelines at this time.

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

OLD BUSINESS (UNFINISHED BUSINESS)

North Lake Beach Club Renovations

The Board reviewed the *North Lake Beach Club Renovation Status Report* submitted by PAO, Inc., who will also present the final design plans before the Architectural Committee in May.

Letter from Cingular Wireless

The Board reviewed a letter from Cingular Wireless responding to the Association's interest to provide space for a cellular site. Cingular is pursuing a network expansion at the Woodbridge Village Center for the 2006 - 2007 timeframe.

I-405 Fence Replacement

The Board reviewed a recommendation from the Finance Committee to replace approximately 600 linear feet of deteriorated wooden fencing with concrete fencing bordering homes along the I-405 freeway.

A motion was made by Director Fenner; seconded by Director Bakst, and passed by a vote of 4/2 (Directors Mavity and Davis voted no). It was,

RESOLVED, to continue the replacement of the wooden fencing along the I-405 freeway with concrete fencing from TimberCrete Fence System.

Security Camera Update

Mr. Sivcovich reported that installation of conduit is underway and should be completed within two weeks.

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Great Park Update

The Board reviewed the Spring 2006 edition of the *Orange County Great Park Benchmark Report*.

NEW BUSINESS

Community Services Field Summary

The Board reviewed the *Community Services Field Summary* report for February 19, 2006 to March 29, 2006, and the *Front Gate and Spa Usage* report (facility usage).

Lakes Update Summary

The Board reviewed the *Lakes Monthly Summary* for February 17 to March 30, 2006, as well as the March 2006 *Proposed Plan, Sites 8 and 12, Installation Restoration Program, Former Marine Corps Air Station, El Toro*, the Dept. of Navy proposed plan for disposal of contaminated soil.

Annual Meeting Recap

Mr. Figeira stated that the Annual Meeting went very smoothly and the Association staff received very positive comments from residents who attended.

Director Mavity requested that, as the voting tally is getting closer and closer (this year there were four votes separating two candidates), he would like to review the future election options soon. Mr. Hickey responded that new election laws might make a quorum optional if not required by the Bylaws. However, the WVA Bylaws currently *do* require a quorum.

Insurance Renewal 2006 – 2007

The Board reviewed the 2006 – 2007 insurance renewal presented by The Collings Group. Mr. Figeira noted that terrorist coverage was not included.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

Letter to Mayor Krom

The Board reviewed Mr. Figeira's letter to Mayor Krom—a response to her letter of February 16--regarding zone changes, building permits, and the Alderwood Basics Plus School site, as well as an Orange County Register article concerning the use of that site.

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Mr. Hickey noted, regarding the Alderwood School site, that the City of Irvine currently has an ordinance that a residential site must be annexed into the Woodbridge Village Association. Mr. Davis responded that, if the City is involved in a land trust, they could waive the annexation.

Mr. Figeira handed out his memo to the City of Irvine expressing the Association's concerns regarding political signs.

Woodbridge High School Expansion

The Board reviewed an article from the Orange County Register regarding the proposed expansion plans for Woodbridge High School.

ATTORNEY REPORT

Ombudsperson Bills: AB 770 and SB 511

The Board reviewed an email between Mr. Hickey and Director Mavity concerning the proposed amendments to SB 551. Mr. Hickey reported that both AB 770 and SB 511 are still in committee.

CORRESPONDENCE

CAI Luncheon

Mr. Figeira advised that the next CAI luncheon is Monday, May 15.

Legislative Issues

The Board reviewed the CLAC Bill Status Report, a Zogby International Survey, and an email to Assemblymember Gene Mullin, 19th District, concerning AB 770.

CAI-CLAC "C.A. Day" at the Capitol – Monday, April 24, 2006

Director Mavity will attend the event.

MANAGER'S NOTES

Woodbridge Shore M.A. Amendment to CC&Rs

The Board reviewed the Amendment to Declaration of Covenants, Conditions and Restrictions for Woodbridge Shore Maintenance Association.

Newspaper Articles

The Board reviewed an Orange County Register article noting that some county developers are beginning to mix medical offices with places to eat.

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Street Faire

Director Davis noted that, if the Street Faire is open to the public, perhaps the Association should consider advertising in the Irvine World News and the Register. And, the IRWD may want to consider displaying Desalter Project information at their Street Faire booth.

Fourth of July Program

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

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8.55p.m.

Submitted By:

Robert N. Figeira - Secretary

Attest:

Barry Ross – President