



Approved  
Board of Directors  
July 1, 2009

**MINUTES OF THE  
REGULAR SESSION  
BOARD OF DIRECTORS' MEETING  
May 6, 2009**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, May 6, 2009 at 7:30 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:43 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update 2) Fee Waiver Request, 3) Legal Issues: T-Mobile Cell Antenna Proposal, SCE Encroachment Issue, WVA Parking and 4) Personnel Issues. The following Directors were present: Dale Cheema, Don Davis, Barry Katz, Bill Mavity, Gene Sokolski, Carolyn Driscoll and Bob Woodings. Also present were: Executive Director Robert Figeira, WVA Attorney, Bill Hickey; Community Relations Manager John Steeb; Maintenance Manager Tim Lett, Recreation Manager Ralph Redington and Acting Controller Jennifer Crosson. Controller Carrie Romero was on Maternity leave.

**Order of Business**

The Board agreed that the T-Mobile Wireless Cell Site Recommendations topic under New Business on the Agenda be moved up to immediately following Oral Communications.

After discussion, a motion was made by Director Davis, seconded by Director Woodings, and passed unanimously. It was,

**RESOLVED, that the T-Mobile cell phone tower oral communications should be limited to twenty minutes.**

President Driscoll asked the Members to adhere to this.

## **ORAL COMMUNICATIONS**

### **Mailbox Security**

Patricia Folkerth of 31 Shearwater stated that she believes her mail has been stolen from her mailbox three times and she would like to utilize a locking security mail box. Community Relations Manager John Steeb stated that Ms. Folkerth needs to submit a home improvement application in order to apply for the security mail box approval.

### **Fire Pit Rules**

Bob McHenry of 56 Ashbrook presented some ideas for modifying the proposed Fire Pit Rules. Mr. McHenry stated that he felt the Rules should reflect that wood pallets, as long as they are disassembled, should be allowed to be burnt in the fire pits. Mr. McHenry also suggested that the Fire Pit Rules should state that treated, painted or laminated wood is not allowed to be burnt in the fire pits. Lastly, Mr. McHenry suggested that the Fire Pit Rule verbiage regarding “adults (over eighteen)” be changed to “adults 18 and over.”

### **T-Mobile Springacre Cell Tower**

Michele Garcia of 6 Dewberry commented that she felt the proposed cell tower would be a potential health risk. She also stated that she feels the City of Irvine is portrayed as a friendly, caring place, and that she knows a lot of people with cancer. Additionally, her grandson is autistic, and she feels that special needs individuals need to be considered when the installation of a cell tower takes place.

Mr. and Mrs. Dan Linzey voiced their strong opposition to the proposed cell tower, saying it should not be placed near single-family homes or an elementary school.

Tanya Zaveri of 2 Windsong stated that she felt Woodbridge residents need to be notified about any other cell towers going up in Woodbridge. She noted that she feels that notifications of this type in *Reflections* are not enough.

Mr. and Mrs. Hal Grothjan expressed their opposition to the idea of the cell tower in Springacre Park as they feel there are health issues and that the antenna would be unattractive and cause home values to go down.

Loraine Lavin of 17 Foxglen stated that she is opposed to the proposed cell antenna because her grandson has epilepsy and will not visit her because of the possibility of microwaves possibly causing a seizure.

Robin Ho of 33 Summerwind commented that he is opposed to the proposed antenna because he feels that residents really enjoy Springacre Park, and wondered if the Board could guarantee the safety of the antenna. He also stated that he has never seen a cell antenna in a residential area in Woodbridge.

Bob McHenry of 56 Ashbrook stated that he felt that the cell antennas camouflaged to look like pine trees look terrible.

Allan Newell of 11 Earlymorn expressed that he feels Springacre Park is a ridiculous area for a cell tower.

Director Mavity stated his opinions, agreeing that the pine tree antenna design is unattractive, but he felt there are no valid health concerns that he has seen with the proposed antenna, and that there are a limited amount of frequencies available for cell phone usage, which will continue to necessitate the construction of more cell towers. President Driscoll stated that although she is normally a proponent of technology advancements, she lives near Springacre Park, and her children spend a lot of time there, and she doesn't feel it's a good place to locate a cell antenna tower. She continued that she feels whether or not there is any potential for health risks, this park is not a desirable place for a cell phone tower.

Director Woodings thanked the Board for demonstrating the leadership to conduct the Cell Phone Tower Community Meeting on April 29. After further discussion, Director Mavity made a motion, seconded by Director Davis, and passed unanimously. It was,

**RESOLVED, to terminate any further discussions with T-Mobile regarding installing a cell phone tower antenna in Springacre Park.**

#### Gardening Club and Environmental Issues

Maria Minney of 9 Summerstone stated that she is interested in information about Gardening Classes or the Gardening Club. Ms. Minney also wondered if the Association had ever conducted a Environmental Impact Study regarding recycling, noise pollution, pesticides, etc. Ms. Minney also expressed her opposition to leaf blowers.

**CONSENT CALENDAR**

A motion was made by Director Katz, seconded by Director Cheema, passing unanimously. It was,

- 1) **RESOLVED, to accept the minutes from the Regular Board of Directors Meeting held April 7, 2009.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 08983-032-01, 09009-044-01, 09011-008-01, 09664-005-02, 09979-023-04, 10161-027-03, 10162-027-03, 10337-057-02, 10339-022-01, 10341-139-02, 10342-044-03, 10343-091-02, 10354-003-02, 10361-016-01, 12191-031-01.**
- 4) **RESOLVED, to approve the proposed amendments as found in Section 3-227 of the Architectural Guidelines and Standards – Patio Covers/Canopies. (Exhibit A)**
- 5) **RESOLVED, to recommend the Association purchase one Club Car golf cart from AA Equipment, at a cost not to exceed \$10,099, with funding from Reserves.**
- 6) **RESOLVED, to contract SCS Flooring System to install new vinyl flooring in the Maintenance Department, including lunchroom and restroom, at a cost not to exceed \$1958.00, with funding from Reserves.**
- 7) **RESOLVED, to replace the patio covers at the Creekside and Shorebird facilities at a cost of approximately \$16,824 with funding from Reserves.**
- 8) **RESOLVED, to contract with TradeWind Inflatables to purchase two 15hp outboard motors for Lifeguard Boats at a cost not to exceed \$6,095, with funding from Reserves.**

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

- c) Resolve to amend the WVA Rules and Regulations as found in the Code Book, Part IV, Chapter 6, Sections 6-12 Beach Club and Lagoon Rules – Fire Pits.

The Board discussed the suggested amendments to the Fire Pit Rules. After discussion Director Davis made a motion, seconded by Director Katz, passing unanimously. It was,

RESOLVED,

- (a) Only adults (eighteen and over) 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 or Untreated natural wood, cut to size
  - b. Charcoal
  - c. Newspaper to use as a fire starter only
- d) The burning of intact wooden pallets, laminated treated, painted, stained, glued wood, or particle board is prohibited. No nails or other attached metal materials are allowed.
- (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.

### **FINANCIAL STATEMENTS**

The Board reviewed the March 2009 Financial statements. Acting Controller Jennifer Crosson briefly reported on various line items. A motion was made by Director Davis, seconded by Director Mavity, passing unanimously. It was,

**RESOLVED, to accept the Financial Statements for March 2009 as presented. (Exhibit B)**

### **LIEN FORECLOSURE**

President Driscoll stated that the Board met earlier in Executive Session and had voted, in accordance with the Association's Delinquent Assessment Collection Policy, to commence foreclosure proceedings on the liens for the following accounts:

- 1) 09979-020-02 and 2) 10345-083-02.

### **COMMITTEE MINUTES**

#### Architectural Committee

Director Sokolski volunteered to be the liaison to the Architectural Committee.

#### Finance Committee

There was no meeting in April.

#### Facilities Committee

Director Katz volunteered to be the liaison for the Facilities Committee. Director

Woodings stated that he would appoint Kay Phillies to the Facilities Committee. Director Sokolski stated that he would appoint Louise Lopeman to the Facilities Committee. Director Katz stated that he would appoint Don Russo to the Facilities Committee. After discussion, Director Davis made a motion, seconded by Director Mavity, and passed unanimously. It was,

**RESOLVED, to approve the Committee Board Member appointments.**

Recreation Committee

Director Woodings volunteered to be the liaison for the Recreation Committee.

**OLD BUSINESS**

Lagoon Water Clarity

Executive Director Figeira stated that the North Lake Lagoon will be filled in a week and a half, so any plans for reducing the depth of the lagoon will be deferred until possibly the early autumn. Mr. Figeira noted that the lagoon will continue to be monitored for turbidity.

Blue Lake Swim Club Sprinkler Feature

Executive Director Figeira noted that he is still working with the Deputy Chief of Staff of the Orange County Health Department to see if there is a way for Woodbridge to be able to keep the water feature in a wading pool, perhaps in a slightly modified form. Mr. Figeira also observed that Los Angeles and San Diego Counties approve the current type of water feature in the wader, but Orange County does not.

**NEW BUSINESS**

The Board reviewed the *Community Services Field Summary* report for March 26, 2009 to April 28, 2009, and the *Front Gate and Spa Usage* report.

Woodbridge Lakes

The Board reviewed the Lakes Monthly Summary for March 31, 2009 through April 28, 2009.

The Board also reviewed the EPA article and the Restoration Advisory Board Agenda.

South Lake Beach Club

Director Sokolski wondered if the back gate at South Lake Beach Club could be closed

during the winter and perhaps every evening due to noise and foot traffic. Executive Director Figeira stated that he will research this and report back to the Board.

North Lake Beach Club Volleyball Lights

Executive Director Figeira noted that the new William Lyon Homes project at the former Alderwood School site may provide the future opportunity to consider adding lighted volleyball courts in the adjacent park.

**COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY**

The Board reviewed the Woodbridge Community Church Public Notice. The Board also reviewed the OCTA Transportation Plan survey letter.

McDonalds Remodel

Mr. Figeira noted that McDonalds plans to paint and re-roof their building in order to more closely match the design of the shopping center.

Alderwood/IUSD School Update

Mr. Figeira noted that the William Lyon Co. is contacting the surrounding maintenance associations to also notify them of their home building plans.

**CORRESPONDENCE**

Directors Davis and Sokolski will be signed up for the upcoming CAI luncheon. Director Mavity noted that he would not be attending the CAI Legislative Day event this year.

**MANAGER'S NOTES**

The Board reviewed the Families Forward thank you letter.

Re-Scheduled June Board Meeting

Executive Director Figeira suggested that the next Regular Board meeting be deferred until July, and that an Executive Session be tentatively scheduled for June 17<sup>th</sup>. The Board voted to not have a June 3<sup>rd</sup> Board Meeting.

**RESOLVED, to not hold a June Regular Board Meeting and any Fine/Appeals hearings originally scheduled for June will be deferred until July 1, 2009.**

Standards/Procedures for Informational Forum Meetings

Director Sokolski noted that he felt that the informational forum regarding the proposed cell antenna in Springacre Park was a bit unruly. Executive Director Figeira stated that he felt

that the meeting was productive and relatively quiet, and that occasionally residents need to vent a while during this type of meeting. The Board noted that they felt President Driscoll did a fine job to mediate and control the meeting. President Driscoll stated that she enjoyed seeing the community rallying together.

**DIRECTOR'S COMMENTS**

Director Davis stated that he would like to direct Staff to research the following:

1. Architectural Policies Re- Vinyl Window Replacement
2. Promoting another rental facility at South Lake Beach club for events
3. Installing Wi-Fi in Park facilities

Director Sokolski stated that he would like the following researched:

4. Review backup procedures for HOA computers. Jennifer Crosson will speak to Jesus Lucio about this and report back to the Board.

**ADJOURNMENT**

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

**RESOLVED, to adjourn the May 6, 2009 Regular Session of the Board of Directors' Meeting at 9:00 p.m.**

Submitted By:

\_\_\_\_\_  
Robert N. Figeira – Secretary

Attest: \_\_\_\_\_  
Carolyn Smith Driscoll - President