



Approved
June 7, 2005
Board of Directors

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS MEETING
MAY 3, 2006**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, May 3, 2006, at 7:30 p.m., at the Community Center, 31 Creek Road, Irvine, California.

The Board met in Executive Session at 5:35 p.m., and considered the following matters: 1) Delinquent Accounts/ALS Summary Update through April 24, 2006; 2) Surplus Telephone Company Parcel; 3) ToxNews.org; 4) Request for Dispute Resolution – 60 Ashbrook; 5) Churches Parking Agreement Update; 6) Trademark Registration Update; 7) Lagoon Water Clarity Update; 8) Concrete vs. Resurfacing of Pool Facilities; 9) AT&T Telephone Box Sites; and 10) Director Bakst Resignation.

The following Directors were present: Fran Bakst, Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, 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

President Ross acknowledged Director Bakst's letter of resignation and service as a member of the Board of Directors for thirteen years. Director Bakst announced her resignation from the Board, effective Friday, May 5, 2006, as a result of the sale of her home and move from Woodbridge. The Board presented Director Bakst with a framed Woodbridge photo and thanked her for all her years of service.

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ORAL COMMUNICATIONS

Patricia Fulkerth, a resident at 31 Shearwater, passed out a memorandum and sample letters, that she wants the Board to send to California legislators protesting AB 770 (Mullin) and SB 551 (Lowenthal), urging the Association to use the material in an effort to defeat the pending legislation.

ADDITIONS/DELETIONS

Director Mavity removed Consent Calendar Items 3 and 4, concerning the reappointment of members of the Architectural Committee. Mr. Figeira added Item 6, concerning pool heater replacement.

CONSENT CALENDAR

A motion was made by Director Davis to approve Consent Calendar Items 1, 2 and 5; 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 April 12, 2006.

RESOLVED, to approve the minutes from the Regular Board of Directors Meeting held April 12, 2006.

2. Resolve to accept the minutes from the Thirtieth Anniversary Annual Meeting of the Members held April 5, 2006.

RESOLVED, to approve the minutes from the Thirtieth Anniversary Annual Meeting of the Members held April 5, 2006.

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 following properties:

1. 10338-057-02
2. 10370-057-01
3. 09011-016-01
4. 10371-039-02
5. 11655-077-02
6. 11671-021-02

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Items 3 and 4 were discussed together and Item 6 was discussed separately.

3. and 4.

Director Mavity acknowledged the tremendous expertise that Matt Naraghi and Richard McDonough bring to the North and South Lake Architectural Committees in service to the community. Mr. Mavity made a motion to approve that Committees' recommendation to re-appoint Matt Naraghi and Richard McDonough to the Architectural Committees; seconded by Director Bakst, and passed by a unanimous vote of 7/0. It was,

RESOLVED, to re-appoint Matt Naraghi and Richard McDonough to the North and South Lake Architectural Committees for another two-year term expiring May 1, 2008.

6. A motion was made by Director Woodings to approve a recommendation from the Finance Committee to replace pool heaters at the Brookside, Creekside, Fallbrook and Woodsprings facilities; seconded by Director Bakst, and passed by a unanimous vote of 7/0. It was,

RESOLVED, to approve a contract with Waterline Technologies, Inc., to replace pool heaters at the Brookside, Creekside, Fallbrook and Woodspring facilities at a cost of approximately \$7,700.00, with funding from reserves.

FINANCIAL STATEMENTS

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

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

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

COMMITTEE MINUTES AND RECOMMENDATIONS

Greg Smith, a resident at 3 Ironwood and a member of the Finance Committee, approached the Board to consider "...tak[ing] control of an asset [Woodbridge Shopping Center] that could have enormous positive or, if we do not act, negative influence on the

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image of Woodbridge.” Mr. Smith suggested the Board commence with a feasibility study. President Ross questioned what the cost of a feasibility study might be. Director Mavity stated he had no interest in spending money on a feasibility study when the Irvine Company is not currently contemplating the sale of this asset. President Ross asked if there was any motion, but none was offered.

Committee Minutes

The Board reviewed the draft minutes from the Wednesday, April 19, 2006 Architectural, Facilities, Finance, and Recreation Committees.

Volunteer Committee Roster

The Board reviewed the Volunteer Committee Roster for 2006 – 2007 Committees. A motion was made by Director Mavity to continue the discussion of the volunteer committee members to the June meeting; seconded by Director Fenner, and passed by a unanimous vote of 7/0. It was,

RESOLVED, to continue the discussion regarding volunteer committee members to the June Board of Directors meeting.

OLD BUSINESS (UNFINISHED BUSINESS)

North Lake Beach Club Renovation Status Report

The Board reviewed the April 26, 2006 *North Lake Beach Club Renovation Status Report* submitted by PAO, Inc. The Board requested Mr. Figeira provide a copy of the report to the Facilities Committee.

Security Cameras Update

Mr. Sivcovich reported that installation of conduit should be completed by the end of the week.

NEW BUSINESS

Community Services Field Summary

The Board reviewed the *Community Services Field Summary* report for March 30, 2006 to April 24, 2006, and the *Front Gate and Spa Usage* report (facility usage).

Lakes Update Summary

The Board reviewed the *Lakes Monthly Summary* for March 31 to April 20, 2006.

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COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

Letter from Mayor Krom

The Board reviewed Mayor Krom's letter to Mr. Figeira addressing the Board's concerns regarding the City of Irvine's zero lot line zone change, building permits, and the Alderwood Basics Plus School site.

ATTORNEY REPORT

Ombudsperson Bills: AB 770 and SB 511

The Board reviewed the CAI-CLAC letter to Senator Alan Lowenthal, as well as Director Mavity's *Trip Report of CLAC Day in the Capitol*.

CORRESPONDENCE

CAI Luncheon

The Board reviewed the CAI flyer for the educational luncheon and mini trade show scheduled for Monday, May 15. The luncheon topic is: *The Great Divide*. Directors Davis, Mavity and Ross elected to attend.

9th Annual Billiards Tournament

The Board reviewed the 9th Annual Billiards Tournament scheduled Thursday, June 29.

MANAGER'S NOTES

Facility Pay Phones

Mr. Figeira reported that the Smokestone Adult Pool facility would, in the near future, receive the first emergency-only telephone, which will replace the existing pay phone. Notice of the change of telephone equipment will appear in the *May Board Summary*.

Street Faire

Mr. Figeira noted that the 4th Annual Street Faire and Home Improvement Show would be held this Saturday, May 6. Mr. Figeira reported that the City of Irvine and the Orange County Fire Department required permits for the Street Faire that had not been required in the past. The staff is expecting a large turnout for this event and has many activities planned for that day.

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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. Director Davis suggested a souvenir book be made available.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8.15 p.m.

Submitted By:

Robert N. Figeira - Secretary

Attest:

Barry Ross – President