



Approved  
Board of Directors  
July 5, 2006

**MINUTES OF THE  
REGULAR SESSION  
BOARD OF DIRECTORS MEETING  
JUNE 7, 2006**

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

The Board met in Executive Session at 5:00 p.m., and considered the following matters: 1) Delinquent Accounts/ALS Summary Update through May 26, 2006; 2) Non-Judicial Foreclosure; 3) Request for Dispute Resolution – 60 Ashbrook; 4) Churches Parking Agreement Update; 5) Board of Directors Vacancy; 6) City of Irvine Reimbursement Update; 7) ToxNews.org Update; 8) 63 Bluejay - ADR Request; and 9) Water Clarity Contract Update.

The following Directors were present: 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 Mr. Figeira's thirty years as Executive Director of the Woodbridge Village Association and presented him with a gift golf package for his years of service to the Association.

**ORAL COMMUNICATIONS**

There were no oral communications.

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**ADDITIONS/DELETIONS**

Mr. Figeira deleted Consent Calendar Item 2 concerning non-judicial foreclosure. Director Mavity added Item 2 to the Attorney Report concerning Election Rules Recommendations and removed Consent Calendar Item 4 concerning the appointment of Alberto Nicolau to the Architectural Committee.

**CONSENT CALENDAR**

A motion was made by Director Woodings to approve Consent Calendar Items 1 and 3; seconded by Director Fenner, 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 May 3, 2006.

**RESOLVED, to approve the minutes from the Regular Board of Directors Meeting held May 3, 2006.**

3. Resolve to approve the purchase of two time clocks.

**RESOLVED, to approve the purchase of two Finger Reader Time Clocks.**

Item 4 was discussed separately.

Regarding Item 4, Director Mavity inquired about the addition of an eighth committee member to the North and South Lake Architectural Committees that is normally comprised of seven members. Mr. Sivocovich responded that the Architectural Committee had, in the past, eight members.

Director Mavity made a motion to approve Consent Calendar Item 4 concerning the appointment of Alberto Nicolau to the Architectural Committee; seconded by Director Woodings, and unanimously passed by a 6/0 vote. It was,

**RESOLVED, to approve the appointment of Alberto Nicolau, AIA, to the Architectural Committee.**

**FINANCIAL STATEMENTS**

The Board reviewed the April 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,

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

Foreclosures

The Board of Directors voted unanimously in the Executive Session to foreclosure on property known as 10371-145-1.

**COMMITTEE MINUTES AND RECOMMENDATIONS**

Committee Minutes

The Board reviewed and approved a staff recommendation to amend the rules regarding wood fence colors for Landing I and Creekside. A motion was made by Director Fenner; seconded by Director Cheema, and unanimously passed by a 6/0 vote. It was,

**RESOLVED, to propose an amendment to the Rules, Regulations and Operating Policies, as found in the codebook, *Part IV, Chapter 3, Section 3-222(h)(5) Fences*, to read**

**(5) Tracts 11533, 11665 and 11666 (Landing I, Landing II, and Woodbridge Creekside): Wood fencing color standard is either Old Quaker #76, 90 or 105, or Dunn Edwards SP 114-1 Whisper White; and**

**FURTHER RESOLVED, that the proposed amendment shall be posted on the WVA website and in the July and August issues of *Reflections*, seeking comments from members and voted on at the August 2, 2006 Board meeting.**

Director Fenner requested that the Architectural Committee review the guidelines as to the use of glass block for front-facing or visible windows. Director Cheema made a motion to refer the subject to the Architectural Committee; seconded by Director Fenner, and passed by a vote of 4/2 (Directors Davis and Mavity voted no). It was,

**RESOLVED, to refer the use of glass block in front-facing or visible windows to the Architectural Committee for review of the guidelines.**

The Board reviewed the draft minutes from the Wednesday, May 17, Architectural, Finance (no action taken, as no quorum was present at this meeting), Facilities and Recreation Committees.

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Volunteer Committee Roster

The Board reviewed the 2006 – 2007 Volunteer Committee Roster. President Ross appointed Directors Fenner and Woodings as board liaisons to the Architectural Committee; Director Davis to remain as board liaison to the Facilities Committee; Director Mavity as board liaison to the Finance Committee, and Director Cheema to remain as board liaison to the Recreation Committee.

A motion was made by Director Davis to maintain the Facilities Committee members; seconded by Director Mavity, and amended by Directors Mavity and Woodings to maintain their committee memberships, and passed by a unanimous vote of 6/0. It was,

**RESOLVED, to appoint Board liaisons as follows:**

**Directors Fenner and Woodings to the Architectural Committee;**

**Director Davis to remain on the Facilities Committee;**

**Director Mavity to the Finance Committee; and**

**Director Cheema to remain on the Recreation Committee.**

**FURTHER RESOLVED, that each committee will maintain their current committee members.**

Mr. Figeira noted that outgoing Director Fran Bakst's committee members may be replaced when her South Lake area vacancy is filled.

**OLD BUSINESS (UNFINISHED BUSINESS)**

North Lake Beach Club Renovation Status Report

The Board reviewed the May 24, 2006 estimate of probable costs of \$104,000 for ADA upgrades to the North Lake Beach Club, including the revised budget and construction timeline. Director Mavity made a motion to table the proposed upgrades; seconded by Director Fenner, and passed by a 5/1 vote (Director Davis voted no). It was,

**RESOLVED, to table the possible change of the upgrades at the North Lake Beach Club, including certain ADA features.**

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Security Cameras Update

Director Davis observed that the first security cameras installed have poor picture quality and requested staff consult with the contractor. In addition, Mr. Davis inquired which pool facilities would receive security cameras? Mr. Sivcovich advised that security cameras would next be installed at Smokestone. Mr. Davis noted that four security cameras per facility may not be adequate and suggested that two more security cameras be added to the Stonecreek facility. The addition of two more security cameras at Stonecreek would then be added to the July Consent Calendar.

Great Park Update

There was no Great Park update for discussion

**NEW BUSINESS**

Community Services Field Summary

The Board reviewed the *Community Services Field Summary* report for April 25 to May 29, 2006, and the *Front Gate and Spa Usage* report (facility usage).

Lakes Update Summary

The Board reviewed the *Lakes Monthly Summary* for April 20 to May 25, 2006.

ETRPA Agenda

The Board reviewed the May 31, 2006 ETRPA agenda and March 29, 2006 ETRPA meeting minutes, as well as the EPA and DTSC response to residents' concerns.

Board of Directors Vacancy

Due to the resignation of Director Fran Bakst, a South Lake vacancy for the Board of Directors is available to interested candidates. Mr. Figeira reported that, to date, he had received emails from three committee members: Barry Katz (Finance), Peter DeMuth (Architectural), and Don Perdue (Facilities).

The Board had authorized staff in Executive Session to "open up" the vacancy for the South Lake area to all candidates by advertising in the *Board Summary* and *Reflections* and posting the application on the WVA website, as well as providing applications at the Community Center. All applications must be received at the Community Center by Monday, July 17, 2006, no later than 1:00 p.m.

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A motion was made by Director Davis that the Board “informally” decide on a candidate at an Executive Session “personnel meeting” to be held after Monday, July 17, 2006; seconded by Director Fenner, and passed by a unanimous vote of 6/0. It was,

**RESOLVED, that the Board advertise the South Lake vacancy in the *Board Summary and Reflections* and post the application on the WVA website and at the Community Center, and**

**FURTHER RESOLVED, that all applications must be received at the Community Center no later than 1:00 p.m., on Monday, July 17, 2006; and**

**FURTHER RESOLVED, that the Board of Directors consider holding an Executive Session “personnel meeting” after July 17, 2006, to choose from among the candidate applications received.**

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

Alderwood Basics Plus School Site

The Board reviewed a newspaper article from the *Irvine World News*, dated Thursday, May 11, 2006, regarding the offer by the nonprofit Irvine Housing Opportunities to purchase the Vista Verde and old Alderwood Basics Plus School sites for the construction of lower-cost housing.

Director Fenner inquired if the WVA is required to provide memberships to either of these school sites once housing is in place? Mr. Hickey responded that the City of Irvine ordinance requires that all residents within Woodbridge are required to join the Association. The Board authorized staff to continue to follow up with the City of Irvine and the Irvine United School District regarding the status of the zoning change. The Board of Directors is on record as preferring a zone change at the Alderwood Basics Plus School site to that of single-family residential.

Telephone Boxes

The Board reviewed Mr. Figeira’s May 12, 2006 letter to Carol Tagayun, AT&T Corp. Mr. Figeira advised that he would be meeting with Ms. Tagayun this coming Friday, June 9.

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2005 Report to the Community

The Board reviewed the City of Irvine's *2005 Report to the Community* pamphlet.

Eastshore Elementary School

The Board reviewed the Irvine Unified School Districts "Public Notice" to add relocatable classrooms at Eastshore Elementary School.

**ATTORNEY REPORT**

Ombudsperson Bills: AB 770 and SB 511

The Board reviewed email correspondence between Mr. Figeira and CACM. Director Mavity made a motion to authorize Mr. Figeira to send up to two Board members to Sacramento to testify concerning ombudsperson legislation on an as needed basis; seconded by Director Davis; and passed by a unanimous vote of 6/0. It was,

**RESOLVED, to authorize staff to send up to two Board members to Sacramento to testify concerning ombudsperson legislation.**

Election Rules

The Board authorized legal counsel and staff to form a committee to review the Association's election rules due to newly enacted legislation. The committee will report back to the Board at the August Board meeting. A motion was made by Director Mavity; seconded by President Ross, and unanimously passed by a 6/0 vote. It was,

**RESOLVED, to authorize staff and legal counsel to form an ad hoc committee to review the election rules, and possibly utilizing Election Committee members.**

Real Estate Signs

The Board reviewed staff's recommendation for a new real estate sign policy and proposed fee structure.

A motion was made by Director Mavity to propose the revised sign policy; seconded by Director Davis, and passed by a unanimous 6/0 vote. It was,

**RESOLVED, to propose to the membership a revised Real Estate Sign Policy and to seek members' comments.**

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**CORRESPONDENCE**

CAI Luncheon

The Board reviewed the CAI flyer for the educational luncheon scheduled for Tuesday, June 13, 2006. The luncheon topic is: *The Greening of Your Office & Community*. Directors Davis, Mavity and Ross elected to attend.

CAI-CLAC Bill Status Report

The Board reviewed the CAI-CLAC Bill Status Report prepared by Skip Daum, President.

Newspaper Article

The Board reviewed a newspaper article from the L.A. Times, dated April 30, 2006, "Peace of Mind and No Purple Paint."

Broker Agent Magazine

The Board reviewed an article in the *Broker Agent Magazine* covering the real estate career of Dale Cheema.

**MANAGER'S NOTES**

Board Tour of Pool Facilities

The pool deck tour is scheduled Wednesday, June 14, at 5:30 p.m.

Pay Phone Replacement at Pool Facilities

Director Mavity advised that the wording, "telephone," on the face of the cover should read "911" or "Emergency Only."

Fourth of July Program

Staff continues to fine-tune plans for the Fourth of July celebration.

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**ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned.

Submitted By:

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Robert N. Figeira - Secretary

Attest:

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Barry Ross – President