



Approved
Board of Directors
August 5, 2009

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
July 1, 2009**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, July 1, 2009 at 7:30 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:34 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update 2) Delinquent Assessment Costs Fee Waiver Request, 3) Legal Issues: Royal Street Encroachment Issue, WVA Parking Requirements, Common Area Quitclaim Issue, Workers Compensation Claims, Fence Violation Issue 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, Executive Director Kevin Chudy, 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 Family leave.

SPECIAL PRESENTATIONS

New Executive Director

Mr. Bob Figeira, the current Executive Director, introduced Kevin Chudy, who has been selected by the Board as his successor. Mr. Chudy brings many years of Homeowners Association management experience to the position and for the past four years was the General Manager of the Woodbury Association in Irvine.

2010 U.S. Census

Ms. Nadia Babayi, Partnership Specialist with U.S. the Bureau of the Census, spoke regarding the Bureau's effort to form a partnership with Community based organizations, such as the WVA, to inform residents of the importance of participating in the 2010

Census. Ms. Babayi also requested that the WVA post Census materials at recreation facilities, on the website and in the *Reflections* newsletter. President Driscoll asked that more information be provided to Staff to ensure that the details of the request are understood. After brief discussion, a motion was made by Director Mavity, seconded by Director Davis, and passed unanimously. It was,

RESOLVED, to endorse the partnership program with the U.S. Census Bureau to notify residents of the 2010 Census and to direct Staff to obtain more information and determine the appropriate assistance to be offered by the Association.

CONSENT CALENDAR

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

- 1) **RESOLVED, to accept the minutes from the Regular Board of Directors Meeting held May 6, 2009.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 09011-007-01, 09285-025-01, 09506-076-01, 09506-095-03, 09657-067-02, 09658-103-02, 09661-060-03, 09010-027-02, 09816-327-01, 09882-008-03, 09979-058-02, 10161-045-02, 10338-028-02, 10345-111-01, 10348-091-02, 11625-028-03, 11672-0014-01, 11672-002-01.**
- 3) **RESOLVED, to continue the replacement of the wooden fence along the I-405 freeway with concrete fence from Timbercrete Fence System at a cost of approximately \$34,000 with funding from Reserves.**
- 5) **RESOLVED, to contract with PrimeCo Painting, Inc. to paint the North Lake Bridge and South Lake Bridge, at a cost not to exceed \$78,266 with funding from Reserves.**

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

4) Resolve to contract with Commercial Aquatic System to purchase the ECOMatic Salt Chlorination System for the Springvale pool and spa at a cost not to exceed \$4,347 with funding from Reserves.

Director Davis asked if any Members of the Board had heard any complaints regarding possible salt runoff from the pools being spilled/dumped into the water system. Director Mavity requested that Staff research the cost to install the salt Chlorination system in additional pools and spas this fiscal year with excess salt conversion funds in this year's budget, because the comments so far have been very favorable. Executive Director Figeira stated that he would research the salt runoff topic with the Irvine Ranch Water District and the cost to install salt chlorination systems in additional pools this fiscal year, and get back to the Board next month. After further discussion, a motion was made by Director Davis, seconded by Director Woodings and passed unanimously. It was,

RESOLVED, to contract with Commercial Aquatic System to purchase the ECOMatic Salt Chlorination System for the Springvale pool and spa at a cost not to exceed \$4,347 with funding from Reserves.

FINANCIAL STATEMENTS

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

RESOLVED, to accept the Financial Statements for May 2009 and April 2009, as presented. (Exhibit A)

COMMITTEE MINUTES

Director Mavity requested that Staff standardize the Committee Minutes format in order to reflect all absent and present committee members on all minutes.

Architectural Committee

The Board reviewed Community Relations Manager John Steeb's memorandum

stating there would be no recommendation from the Committee concerning a new Architectural Guideline or Standard concerning White Vinyl Window Frames. Committee Chair Henry Myers stated that the Committee felt that any home improvement applications or issues that are raised concerning white vinyl window frames will be best handled on a case-by-case basis.

Finance Committee

Reviewed and no action required.

Recreation Committee

Director Woodings stated that he would recommend the appointment of Randy Christiansen to the Recreation Committee. After brief discussion, a motion was made by Director Mavity, seconded by Director Davis, and passed unanimously. It was,

RESOLVED, to approve the appointment of Randy Christiansen to the Recreation Committee.

Recreation Manager Ralph Redington noted that the first Splash Night event was a resounding success, with 131 kids participating. Mr. Redington commented that the latest Concert on the Lake was very successful as well.

Facilities Committee

Reviewed and no action required.

OLD BUSINESS

Blue Lake Swim Club Water Feature

Executive Director Figeira noted that the water feature is not working at the moment, but will be repaired soon. Mr. Figeira also noted that the WVA has not yet paid for the water feature since its continued functionality is questionable. Additionally, Mr. Figeira stated that he is continuing to work with the County of Orange to enable the WVA to keep some sort of water feature at Blue Lake Swim Club.

Lagoon Water Quality

Recreation Manager Redington noted that the North Lake Lagoon is closed approximately 50-60% of the time due to poor water quality. Mr. Figeira noted that currently, the Association is continually having the water in the Lagoon analyzed. This topic will be addressed again after the summer season.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for May 27, 2009 to June 23, 2009, and April 29, 2009 to May 26, 2009. The Board also reviewed the *Front Gate and Spa Usage* report.

Lakes Update

Due to a broken Dissolved Oxygen Meter the Lake readings were not taken for the month of June.

Rental Options at South Lake Beach Club

Recreation Manager Redington stated that the grass area near the lake will now be added to the available Facilities list .

Wi-Fi in WVA Facilities

Executive Director Chudy stated that Staff is moving forward to obtain a proposal to install a Wi-Fi network at a recreation facility. Mr. Chudy noted that he is also researching technical support, transmission speeds and the number of possible simultaneous users, among other aspects, and he will report back to the Board.

Computer Back-up Procedures

The Board reviewed Acting Controller Crosson's memorandum. No Board action was required.

WVA Monthly Statements

Acting Controller Crosson stated that the next run of ACH payments will not contain return envelopes, thereby saving paper.

Director Davis noted that it would be beneficial if, in the near future, residents would have the opportunity to opt out of receiving a paper statement, and elect to receive an emailed statement instead. Ms. Crosson stated that this option may be possible for residents by the end of the year, but would be subject to review for the legal necessity of providing notices of assessments and rule changes.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

IUSD – Alderwood School Site Update

Executive Director Figeira noted that there has been no new information this month regarding the single-family homes William Lyon Homes is planning on this site.

ATTORNEY REPORT

Proposed Garden Club Rules

Attorney Hickey stated that the proposed Rules would be published to the Membership in the July Board Summary, where residents would be asked for feedback, and the resolution would come before the Board for review and adoption at the September Board Meeting. Mr. Hickey explained that the Association would take over the registration of garden club users, assign plots and collect fees. Mr. Redington stated that he will inform the Garden Club Board regarding the proposed Rules being published in the July Board Summary. (Exhibit B)

President Driscoll noted that Section 6-176 of the Rules, Assignment of Plots, was difficult to read. Mr. Hickey stated that he would revise this section by adding subsections to make a clearer presentation.

The Board discussed the pros and cons of grandfathered multiple plots, allowing one plot per lot, basing the plot distribution on membership, conducting a lottery to grant plots, etc. A motion was made by Director Katz, seconded by Director Sokolski, passing unanimously. It was,

RESOLVED, to request Staff and Mr. Hickey to clarify the wording presentation of Section 6-176 of the proposed Rules, and to authorize Staff to publish the proposed Rules to the Membership, ask for Membership comments, and bring the proposed Rules back at the September 2, 2009 Board Meeting for review and adoption.

Tie Breaking Rules for Annual Election

Mr. Figeira noted that the coin toss tie-breaking rule will be documented and added to the Annual Election Rules. Director Davis stated that he is opposed to this tie-breaking option. After a brief discussion, a motion was made by Director Katz, seconded by Director Sokolski, Directors Cheema, Woodings and Driscoll agreeing, Directors Mavity and Davis opposing, passing 5/2. It was,

RESOLVED, to direct Staff and Mr. Hickey to draft a new Election Rule to provide for a coin toss to break a tie in the Election of Directors, and to present it to the Board for further consideration.

CORRESPONDENCE

CAI Luncheon

Executive Director Figeira noted that the next CAI luncheon, "Plan Now or Pay Later – Part 2" is on July 14th.

CLAC Bills Status

Attorney Hickey explained that the bill regarding actions of Boards in the middle of an election challenge is not moving out of Committee yet and may be a two-year bill.

Mr. Hickey noted that AB 1061, which grants rights in regard to water agencies to regulate low water usage in Association landscaping, has been amended to weaken its scope.

Cell Tower Article

Reviewed and no action necessary.

MANAGER'S NOTES

Mr. Figeira reminded the Board to meet at the corner of Lake and Barranca on Saturday morning July 4th at 9:45 a.m. in order to participate in the 4th of July parade.

DIRECTOR'S COMMENTS

South Lake Beach Club Gate

Director Sokolski stated that cars are still double parking and creating traffic jams in this area. Executive Director Figeira noted he will check with the Irvine Police Department to see if parked cars are being ticketed in this area and whether the City could create a loading/unloading area.

Woodbridge Shopping Center

Director Sokolski noted that he would like to have a status report on The Irvine Company's development of the Woodbridge Shopping Center, and would like this report published in the *Reflections* newsletter. Mr. Figeira stated he will ask a representative of The Irvine Company to provide a summary of The Irvine Company's plans for the site, to be published to the Membership.

August Board of Directors Meeting

The Board discussed the fact that some Board Members will be out of town at the time of the next scheduled Board Meeting. After discussion, the Board Members decided that the August Board meeting will remain scheduled for August 5, 2009.

City of Irvine CERTS

Director Sokolski noted that September is National Safety Month, and he would like Staff to post Community Emergency Response Team (CERTS) emergency equipment and supply information at the Community Center. Mr. Figeira noted that he will facilitate this.

Meeting with Legislative Candidate

Director Mavity stated that he would like to have a pre-election breakfast scheduled with the Republican and Democrat candidates to replace Chuck Devore for the California legislature, to discuss legislation affecting planned unit developments. This would enable the candidates to become acquainted with the Woodbridge Village Association. Director Davis agreed, and after brief discussion, a motion was made by Director Mavity, seconded by Director Davis, and passed unanimously. It was,

RESOLVED, to request Mr. Figeira to arrange a pre-election breakfast meeting with the Republican and Democrat candidates for the California legislature, as they appear, and as appropriate, to discuss legislation and improvements.

Community Tours

Director Katz noted that it would be beneficial to have the Board conduct a tour of local Associations to gather ideas to keep Woodbridge current and modern. Mr. Figeira noted that he will arrange a tour for the Board possibly at Quail Hill or Woodbury for the near future.

ADJOURNMENT

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

RESOLVED, to adjourn the July 1, 2009 Regular Session of the Board of Directors' Meeting at 8:55 p.m.

Submitted By:

Robert N. Figeira – Secretary

Attest:

Carolyn Smith Driscoll - President