



Approved
Board of Directors
August 6, 2008

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
July 2, 2008**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, June 4, 2008 at 7:36 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:17 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update 2) WVA Community Center/IUCC Parking Agreement 3) City Right of Way Issue 4) Personnel Issues.

The following Directors were present: Dale Cheema, Don Davis, Carolyn Driscoll, Dick Fenner, Bill Mavity, Barry Ross and Gene Sokolski. Also present were: WVA Attorney, Bill Hickey; Community Relations Manager John Steeb; Controller Carrie Romero, Facilities Manager Tim Lett and Recreation Manager Ralph Redington. Executive Director Robert Figeira was absent on bereavement leave.

ORAL COMMUNICATIONS

Junior Gardeners Program

Terri Field of 508 East Yale Loop, Communications Officer for the Woodbridge Community Garden Club (WCGC) Board of Directors distributed a statement to the Board regarding the WCGC's response to Ms. Fran Ruggles "Save the Children's garden and Jr. Master Gardeners Program" petition. Ms. Fields stated that contrary to Ms. Ruggles claims in the petition, the WCGC is not discontinuing the Children's Garden Program, even though this year's enrollment included only two children. Ms. Fields stated that Ms. Ruggles herself is using too many of the children's gardening plots for

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her own personal gardening and that the WCGC is requesting that the WVA Board of Directors help them to enforce the rules previously established by the WCGC. Recreation Manager Redington stated that the WVA supports the WCGC and that he is sure that all differences can be worked out and he will gladly meet and try to mediate with all involved parties along with the Executive Director, in the next few weeks.

Margery Arnold, resident at 3 Woodspring stated that she does not want the Children's Gardening Program to be terminated, since the gardens are so beautiful. She also noted that Ms. Ruggles waters the Children's plot for the children since the plots dry out between the times the kids can water the garden. Ms. Arnold stated that she really appreciated Mr. Redington's promise to work out the Children's Garden Club issues.

Suzanne Babbush of 23 Emerald spoke concerning her support of Ms. Ruggles volunteering of her time.

Phyllis Vliss of 100 Fairlake also spoke in support of Ms. Ruggles and other parents involved in the Children's Gardening Program, and Ms. Vliss noted that she would like the program to continue.

Fran Ruggles of 14 Wayfarer, presented her credentials as a teacher and master gardener, and teacher of the Children's Gardening Program for 4 years, and stated how successful the program has been, as the children's plants have won prizes at the Orange County Fair. Ms. Ruggles stated that other children were participating in the gardening program, even though only two children were officially enrolled.

Resident Chiara Day stated that she is in support of the Junior Master Gardener Program, and related some statistics regarding the importance of agriculture. President Driscoll noted that Recreation Manager Redington will contact all parties to coordinate a mediation meeting and report back to the Board.

Director Mavity took this opportunity to acknowledge former Director, Mr. John Coleman who originally strongly encouraged the Board to establish the WCGC.

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Noise at Springvale Pool

Molly Nouri of 20 Clover spoke about what she feels is excessive nightly noise after midnight, at Springvale Pool, a 24-hour pool. She stated that there is car noise and party noise, and if WVA security or the Irvine Police is called, the noise stops while security/police are there, and then the noise continues after security/police leaves. Ms. Nouri presented a petition with signatures requesting the Association close the pool at 10:00 p.m. or midnight.

Sally Spiro of 8 Mandarin, a 31-year resident, noted that she appreciated the Springvale pool being available to swim in night or day, but that two years before, the pool got too loud and rowdy after midnight. She noted that people are jumping the fence to get into the pool and suggested that the pool be closed at midnight and that the Association provide more security at this pool. Community Relations Manager John Steeb stated that kids might be jumping the fence at Springvale because it is an adult facility, and he noted that he would try to have the Facilities Inspectors monitor this pool more frequently. President Driscoll requested that Staff look into this issue and report back to the Board.

Director Ross made a motion to close the Springvale pool at 10:00 p.m. Director Davis stated that this topic could not be addressed since it was not on the agenda. Attorney Hickey noted that the Rule states that the Executive Director may change the pool hours, at his discretion. This topic will be added to the agenda next month.

Proposed Permanent Stage at North Lake

Kevin Trussell of 11 Heron praised the WVA Board and Staff concerning improvements to boats, adding the saltwater chlorination system and for the very enjoyable concerts at North Lake. Mr. Trussell stated that he loves the idea of a permanent stage at North Lake where it was originally proposed. He noted that a permanent stage would be level for the band, and having the electric components in the base of the stage would eliminate tripping and falling hazards.

David Mabie of 41 Shearwater, a 22-year resident stated that he supports a permanent stage at North Lake at the current proposed location, he attends the concerts

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and it's a perfect spot as he enjoys looking over the lake, and the shade is great. Mr. Mabie feels that the area adjacent to the Senior Center may be too hot and the sun would be in the eyes of concert-goers.

Dan Borland of 27 Alderbrook, a 15-year resident, stated that the approximately 6 concerts per year at North Lake are a great joy, and stated he is against any relocation of this stage area.

Michael Wooten of 47 Bluejay, stated that he supports the concerts, and that these areas of North Lake are common areas owned by all and as long as the WVA continues to be sensitive to nearby residents with reasonable concert hours, etc. he supports a stage at North Lake.

Dave Rosenberg of 10 Mallard stated that the WVA Board does a fantastic job and that the current proposed permanent stage area is ideal.

Representatives at the Woodbridge Senior Center have not yet responded to Staff's inquiry regarding using the Senior Center area for concerts. Recreation Manager Redington noted that for the Summer season, a temporary stage would be continued to be used in the same area at an approximate cost of \$1800 per concert for the duration of the concert season. President Driscoll requested Maintenance Manager Tim Lett evaluate alternative electrical sources at the current stage area and asked Mr. Lett what the cost would be for installing the electrical equipment; Mr. Lett stated it would be \$2,000-\$3,000, and he noted that the slab would cost approximately \$8,000, more if the slab included AstroTurf, garden planters, etc. A permanent stage will be discussed by the Board after the summer concert series and a decision will be made before the 2009 concert series.

OLD BUSINESS

Gates in Fences

President Driscoll moved this topic up in the agenda order to accommodate residents present at the Board Meeting. Attorney Hickey explained that the proposed Rule Change for Gates in Fences has been published in the May Board Summary, and that the Architectural Committee has expressed no objections to the rule, nor has the Community Relations Manager received any comments. Director Davis asked how the

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Association is going to verify required insurance for these gates and also inquired as to the process if homeowner insurance for these gates lapses. Director Sokolski suggested that the Association should be named as a non-contributory additional insured on these gate policies. Controller Romero stated that the Association would need to be named as an additional insured on an endorsement attached to the homeowner's policy. The Board asked Staff and Attorney Hickey to clarify the wording of the insurance certificate requirements in the Rule, and the expected costs associated with administering that requirement, and to report back to the Board. A motion was made by Director Cheema, seconded by President Driscoll, Director Fenner voting no. It was,

RESOLVED, to continue this subject until the August 6, 2008 Board of Director's Meeting, at which time it will be considered for adoption.

CONSENT CALENDAR

A motion was made by Director Davis, seconded by Director Fenner, and passed unanimously to approve Consent Calendar items number 1 through 8. It was,

- 1) **RESOLVED, to accept the Minutes from the Regular Board of Director's meeting held June 4, 2008.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments on the following properties: 08969-047-02, 09285-026-05, 10341-113-01, 10341-139-02, 10371-145-01, 10756-045-01, 11656-101-02, 12012-006-01, 12190-004-03, 12190-026-03, and 15525-007-02.**
- 3) **RESOLVED, to approve the purchase from Security Solutions to purchase a waterproof card reader, with a cost of \$1,960 with funding from Capital Improvements.**
- 4) **RESOLVED, to approve the purchase from Dell Computer for two computer monitors, with a cost of \$487.95 with funding from Capital Improvements.**
- 5) **RESOLVED, to approve the purchase from Security Solutions for a Panasonic day and night camera, with a cost of \$1,405 with funding from Capital Improvements.**

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- 6) **RESOLVED, to approve the purchase of two kayaks from Costco, with a cost of \$1,077.48 with funding from reserves.**
- 7) **RESOLVED, to contract with Advance Pool Coatings to fiberglass the Wintermist wader, at a cost of approximately \$5,800 with funding from reserves.**
- 8) **RESOLVED, to approve the contract with Waterline Technology to replace three diving boards at Blue Lake Swim Club and Stonecreek with a cost of approximately \$9,805.26 with funding from reserves.**

FINANCIAL STATEMENTS

The Board reviewed the May 2008 Financial statements. Controller Romero responded to questions regarding various line items. A motion was made by Director Davis, seconded by Director Fenner, and passed unanimously. It was,

RESOLVED, to accept the Financial Statements for May 2008 as presented (Exhibit A)

COMMITTEE MINUTES

Architectural Committee

Attorney Hickey noted that last month, a Staff recommendation of the Draft of Canopies/Sunshades Rule was presented to the Architectural Committee for their opinion. Mr. Hickey went on to say that the Architectural Committee apparently wants to leave the determination of allowable canopy type structures to a case-by-case basis review. Director Fenner asked Mr. Hickey to ensure that all typos in the Draft Rule were fixed before publication. A motion was made by Director Davis, seconded by Director Fenner, Directors Mavity and Cheema voting no. It was,

RESOLVED, to publish Notice of the proposed Draft of the Canopies/ Sunshades Rule to the Membership in the July Board Summary, allowing the Membership to convey their comments about the Rule to the Association at the August 6, 2008 Board Meeting, and then again, prior to the Board's consideration for adoption at the September

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3, 2008 Board Meeting. (Exhibit B)

Finance Committee

The Board reviewed the Finance Committee Minutes and no action was required.

Facilities Committee

The Board reviewed the Facilities Committee Minutes and no action was required.

Recreation Committee

Recreation Manager Ralph Redington stated that the Sprinkler Park water feature equipment may be delivered on Monday, July 14th. He will get in touch with the installer for installation details. He will then put installation information on the Association website.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for May 29, 2008 to June 24, 2008 and the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Monthly Summary for May 20, 2008 through June 24, 2008.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

Letter from Sean Joyce, Irvine City Manager

The Board reviewed the letter from Sean Joyce, Irvine City Manager, and President Driscoll noted that the City would reduce the costs for Public Safety services charges by 20%, for the WVA annual Fourth of July event, and that the Association is very appreciative for this first time response to the Association's request.

Resident Parking Update

Community Relations Manager John Steeb noted that Executive Director Figeira is still waiting for a response from Greg Smith regarding the parking requirements for remodels of Woodbridge homes built before 1982.

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Woodbridge Sign Update

Attorney Hickey noted that, as yet, there has been no response from the City to the Association's May letter regarding the sign at Woodbridge Community Church that does not conform to the Irvine Zoning Code.

AT&T High Speed TV/Video Services Update

Director Mavity noted that AT&T recently settled a lawsuit with the city of Mission Viejo concerning the City not wanting boxes placed on top of the ground. No action was taken by the Board.

ATTORNEY REPORT

AB567

Attorney Hickey stated that this Ombudsperson Bill, which has passed out of the Assembly, has been sent to the Senate Appropriations Committee. If the bill does not pass out of the Appropriations Committee by August 14, 2008, the bill will be dead for the rest of the year. The Board requested that Attorney Hickey ask Executive Director Figeira to write to the Chairman of the Appropriations Committee to inform them the WVA opposes this bill. Mr. Hickey stated he would inform Mr. Figeira of the Board's request.

AB2806

Attorney Hickey stated that this Director Education bill now only requires prospective HOA Board members to divulge their Board of Director education on common interest developments to the membership when they run for election. Mr. Hickey continued that this bill does not provide any funds for director education and that it is a much more restricted bill now. No new action was taken by the Board.

MANAGER'S NOTES

Sandpiper Park Landscaping

Maintenance Manager Tim Lett stated that the new rotor sprinkler heads have been installed. Mr. Lett is waiting to see if 100% of the rebate will be received.

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North and South Lake Water Clarity

Mr. Lett noted that the IRWD had told him that Association's water turbidity problem in the North and South Lake lagoons was probably due to Suntan Oil and Sunblock. Tests of the water have indicated that there are no metals or organic substances in the water causing the cloudiness. Mr. Lett has another meeting with the IRWD tomorrow. He will report back to the Board with the latest findings at a future Board Meeting.

Re-Scheduling of Board of Directors Meeting to August 13th

President Driscoll asked the Board if it would be convenient to re-schedule the August Board of Directors Meeting to August 13th. Several members of the Board stated that this change would not work with their schedules. Therefore, the August Board of Directors meeting will be held on its regularly scheduled date of August 6th, 2008.

ADJOURNMENT

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

**RESOLVED, to adjourn the July 2, 2008 Regular Session of the
Board of Directors' Meeting at 10:10 p.m.**

Submitted By:

Robert N. Figeira - Secretary

Attest:

Carolyn Driscoll - President