



**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS MEETING
JULY 5, 2006**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, July 5, 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; 2) Request for IDR – 60 Ashbrook; 3) Request for IDR – 15 Hollowglen; 4) Request for ADR – 99 Nighthawk; 5) Water Damage – 36 Winterbranch; 6) 2006 D&O Insurance; 7) Ficcadenti & Waggoner Engineering Services; and 8) Board Vacancy Applications.

The following Directors were present: Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, and President Barry Ross. (Director Woodings was not in attendance.)

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

There was no special presentation.

ORAL COMMUNICATIONS

Fourth of July Altercation

Jenny Vosloo-Manley, a resident at 12 Pebblepath, stated she was concerned that there was insufficient WVA security to remove a troublemaker at the South Lake Beach Club Fourth of July celebration. Dana Manley expressed similar concerns and

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suggested that, in the future, the presence of the Irvine Police might have an effect on the behavior of some persons at such an event.

Bryan Treser advised the Board that he is a reserve deputy, but not a resident of the Association, and believes the gang element is starting to filter into planned communities, and he would be available to be a witness to the event.

Mr. Redington stated the police had been called and the troublemaker had been asked to leave, and he did.

Director Davis requested staff consider an armed presence at any future Fourth of July event and requested staff prepare a security proposal for presentation to the Board next year. In addition, Mr. Davis suggested Ralph Redington and Chad Sivcovich re-interview the lifeguards involved in the South Lake Beach Club incident to develop a scenario. Mr. Davis further suggested Mr. Figeira contact Irvine Police Commander Dave Freedland.

Springvale 24-hour Facility

Mali Nouri-Esfandiari, a homeowner at 20 Clover, requested the Board limit the hours of operation of the Springvale facility due to the excessive late-night noise and unruly behavior, especially between the hours of 12:30 a.m. and 4:30 a.m.

The Board authorized staff to increase patrols at that facility and suggested Mrs. Nouri-Esfandiari attend the Recreation Committee meeting scheduled Wednesday, July 19 to discuss her request.

Election Policy

Marian Terek, a homeowner at 18 Pebblewood, and a member of the Election Committee, asked about new election rules for the Association. Mr. Hickey stated he, Mr. Figeira, and Mrs. Romero are drafting a proposed set of new rules for submission to the Board.

ADDITIONS/DELETIONS

Director Mavity added Item 5 to New Business, concerning a commendation to the WVA staff for their Fourth of July efforts.

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CONSENT CALENDAR

A motion was made by Director Mavity to approve Consent Calendar Items 1 through 4; seconded by Director Cheema, and passed by a unanimous vote of 5/0. It was,

1. Resolve to accept the minutes from the Regular Board of Directors Meeting held June 7, 2006.

RESOLVED, to approve the minutes from the Regular Board of Directors Meeting held June 7, 2006.

2. Resolve to approve security cameras at the Smokestone facility and the Stonecreek Swim Club.

RESOLVED, to approve a contract with Henry Bros. Electronics, Inc., to install a new video camera system at the Smokestone facility, and to add two additional cameras at the Stonecreek facility, at a cost of approximately \$14k.

3. Resolve to approve the recordation of liens for delinquent assessments.

RESOLVED, to authorize Association Lien Services to record a lien for delinquent assessments on the following properties:

09534-029-01

10361-053-01

09660-105-02

09657-085-02

11672-023-02

4. Resolve to approve the supplement to the Regular Minutes.

RESOLVED, to approve the supplement for the Board of Directors Regular Minutes dated February 1, 2006, to be in compliance with California Civil Code § 1367.4.

FINANCIAL STATEMENTS

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

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President Ross requested a staff report regarding the CMIA Managers Workshop Mililani Town Association trip.

A motion was made by Director Mavity; seconded by Director Davis, and passed by a unanimous vote of 5/0. It was,

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

Foreclosures

There were no proposed foreclosures in Executive Session.

COMMITTEE MINUTES AND RECOMMENDATIONS

Committee Minutes

The Board reviewed the committee minutes for the Architectural, Finance, Facilities and Recreation committees. Director Davis requested reports covering the two proposals submitted by the Facilities Committee concerning posted schedules and monitoring ingress/egress at the North Lake Tennis Club.

OLD BUSINESS (UNFINISHED BUSINESS)

North Lake Beach Club Renovation Status

There was no new North Lake Beach Club renovation update for discussion.

Security Cameras Update

Mr. Sivcovich noted that the Briarwood facility was next in line to receive security cameras.

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 May 30 to June 26, 2006, and the *Front Gate and Spa Usage* report (facility usage).

Lakes Update Summary

The Board reviewed the *Lakes Monthly Summary* for May 26 to June 22, 2006.

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Board of Directors Vacancy

President Ross noted that, in Executive Session, the Board agreed to extend the due date for candidate applications, from July 17 to August 14, at 1:00 p.m. The extension of the application due date is to allow for the publication of the vacancy opportunity in the August issue of *Reflections*.

Proposed Real Estate Sign Rule Changes

The Board reviewed the proposed changes to the real estate sign rules, including certain changes: addition of the word "current" to paragraph (1); deleting the proposed Item (3); and changing the proposed Item (4) to the new Item (3). In addition, the Board agreed to not include specific prices for the signs in the rule to avoid having to change the rule in the future should the price of the signs increase.

A motion was made by Director Mavity to approve the proposed rule change, subject to compliance with Civil Code §1357 allowing for notice to and community input from the members, with the rule to be finally considered at the October 4, 2006 Board meeting. The motion was seconded by Director Fenner, and passed by a unanimous vote of 4/0 (Director Cheema had temporarily exited the meeting). It was,

RESOLVED, to tentatively approve the changes to the real estate sign rules (as stated in Exhibit B).

Live Events

Director Mavity thanked staff for all of their efforts in planning and implementing live events on behalf of the residents of the Woodbridge Village Association.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

Alderwood Basics Plus School Site

The Board reviewed communication that Irvine Housing Opportunities (IHO) would probably not pursue the Alderwood Basics Plus School site for construction of affordable housing. The Association is on record as preferring single-family housing for that site.

Telephone Boxes

Director Mavity advised that he would prepare a report on the proposed boxes for presentation to the Board at a future meeting. In addition, Mr. Mavity requested

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Mr. Figeira email Director Woodings' availability dates in order to schedule a meeting concerning telephone boxes.

Woodbridge Shopping Center

President Ross suggested staff communicate the Association's displeasure with the condition of the Woodbridge Shopping Center to the Irvine Company (TIC).

Director Davis noted that he might not be 100 percent against what TIC is planning for the center, considering the options such as high-density housing, but would favor petitioning that company to remove the word "Woodbridge" from the signage.

ATTORNEY REPORT

Ombudsperson Bills: AB 770 and SB 511

Mr. Hickey and Director Mavity reported that an Assembly committee had just defeated SB 551, the "Common Interest Development Bureau" bill, and the bill is officially dead for this year. However, AB 770, the "ombudsperson" bill is still alive in the Senate and amendments are probable, although the current draft has dropped the fee from \$10.00 per unit to \$2.00 per unit, but the Association will continue to strongly oppose the bill.

CORRESPONDENCE

CAI Luncheon

The Board reviewed the CAI flyer for the educational luncheon scheduled for Tuesday, July 11, 2006. The luncheon topic is: *Motivating Boards to Make Sound Financial Decisions*. Directors Davis, Mavity and Ross elected to attend.

MANAGER'S NOTES

CLAC Request for Donation

The Board approved a donation of \$2500.00 to CAI-CLAC. A motion was made by Director Fenner; seconded by Director Cheema, and passed by a 3/2 vote (Directors Davis and Mavity vote no). It was,

RESOLVED, to approve a donation to CLAC in the amount of \$2500.00.

Board Tour of Pool Facilities

President Ross requested the Executive Director to submit a report at the August meeting concerning concrete or coating for the resurfacing of certain pool facilities.

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Pay Phone Replacement

Mr. Figeira reported the final design of the replacement emergency phone at Smokestone has been decided and the phone will be installed commencing in August. The Association will monitor the emergency phone at Smokestone and plans to replace all existing pay phones with emergency phones at all park and pool facilities.

Fourth of July Recap

This subject was discussed during Oral Communications.

ADJOURNMENT

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

Submitted By:

Robert N. Figeira - Secretary

Attest:

Barry Ross – President