



Approved
Board of Directors
September 2, 2009

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
August 5, 2009**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, August 5, 2009 at 7:30 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:38 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, Fence Violation Issue, City of Irvine RV Parking Policies and 4) Personnel Issues.

The following Directors were present: Dale Cheema, Don Davis, Barry Katz, Bill Mavity and Gene Sokolski. Carolyn Smith Driscoll and Bob Woodings were absent. 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.

ORAL COMMUNICATIONS

Shorebird Pool Hours of Operation

Mr. John Franceschini of 1 Lakegrass addressed the Board regarding groups of individuals that have been making noise at Shorebird Pool until early morning, making it difficult to sleep. Mr. Franceschini asked that the Shorebird Facility be changed from a 24-hour facility, to one closing at 10:00 p.m., and presented a small petition to this affect. Mr. Franceschini noted that whenever he contacts the Woodbridge patrol staff, they always come promptly and take care of the issue. However, by then, residents have already been awakened.

After discussion, Director Davis made a motion, seconded by director Mavity, passing unanimously. It was,

RESOLVED, to refer this issue to the Recreation Committee for their review and recommendation, and;

FURTHER RESOLVED, to post a sign at Shorebird Pool alerting residents that this issue is being reviewed and requesting resident input.

Pine Trees Adjacent to South Lake

Ms. Deirdre O'Sullivan of 17 Spinnaker stated that she feels that the pine trees adjacent to her home are blocking her view of the lake and the mountains and adversely affecting home values, and she requested that the pine trees be removed.

Dr. Charles Manske of 19 Spinnaker agreed with Ms. O'Sullivan regarding the pine trees blocking the view and blocking other's view of his home, and he also asked that the pine trees be removed.

Executive Director Figeira noted that previously the Seaport Maintenance Association requested the eucalyptus trees be removed because they were shedding sap and leaves on resident's property. Mr. Figeira continued that the Canary Island Pines planted between the existing eucalyptus trees were selected because they are generally not thick and full, but are usually lacy in form and slow growing. Finally, Mr. Figeira noted that the Association plan was to install the Pines and allow them to mature for a few years before removing the eucalyptus.

The Board referred this issue to the Facilities Committee for their review and recommendation.

Doggie Walk Bags

Leslie White of 21 Daybreak requested that a doggie walk bag dispenser be placed in Daybreak Park. After brief discussion, the Board directed Staff to have a dispenser installed.

Berm at Springflower and Fallingstar

Carolyn Lundberg of 28 Springflower spoke regarding trees that have been removed from the berm at the terminus of Fallingstar by the Association. Ms. Lundberg stated that teenagers are congregating near the berm to smoke and drink and she would like replacement trees planted on the berm as she feels this would discourage teens from

going there, and improve the appearance of the area. Mr. Figeira stated that he would call Ms. Lundberg to discuss this issue and have Staff review the area.

Woodbridge Garden Club

A resident spoke to the board and expressed concerns regarding several sections of the proposed Garden Club Rules. She distributed a letter to the Board. Attorney Hickey explained that this topic would have to be addressed at the September Board Meeting by the statute requirements, and Director Davis directed Staff to include this resident's comments in September's Board Meeting Packet.

CONSENT CALENDAR

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

- 1) **RESOLVED, to accept the minutes from the Regular Board of Directors Meeting held July 1, 2009.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 09595-031-02, 10335-035-03, 10336-023-02, 10345-130-01, 10348-093-03, 10348-097-03, 11628-003-01 and 12191-016-03.**

The following items were removed from the Consent Calendar and discussed individually:

3) Resolve to contract with Commercial Aquatic System to purchase the ECOMatic Salt Chlorination System for the Blue Lake pool spa and wader at a cost of approximately \$22,414.20.

Director Davis asked Staff whether there are any issues regarding possible salt runoff when the pools are backwashed into the IRWD water system. Maintenance Manager Lett pointed out the email information provided in the Board packet that stated a representative from the IRWD informed Mr. Lett that the IRWD has no restrictions on salt chlorinated pool backwashing. Director Davis made a motion, seconded by Director Mavity, passing unanimously. It was,

RESOLVED, to contract with Commercial Aquatic System to purchase the ECOMatic Salt Chlorination system for Blue Lake Pool, spa and wader at a cost of approximately \$22,414.20 with the remaining funding from Capital Improvements approved for the Springvale Facility as recommended by the Finance Committee.

4) Resolve to re-appoint Cyril Chok to the North and South Lake Architectural Committees for another (2) two-year term. and

5) Resolve to appoint Jim Kuriluk to the Finance Committee.

Director Mavity stated that he and the other Board Members appreciate Mr. Cyril Chok's service and willingness to continue to serve on the Architectural Committee. A motion was made by Director Mavity, seconded by Director Sokolski, passing unanimously. It was,

RESOLVED, to re-appoint Cyril Chok to the North and South Lake Architectural Committees for another two (2) year term.

RESOLVED, to appoint Jim Kuriluk to the Finance Committee.

FINANCIAL STATEMENTS

The Board reviewed the June 2009 Financial statements. Acting Controller Jennifer Crosson briefly reported on various line items. Director Katz questioned why the May 30 day receivable balance was higher than June's, and if it had to do with an apartment being 30 days late. Acting Controller Crosson noted she will research the information and report back to the Board. A motion was made by Director Katz, seconded by Director Mavity, passing unanimously. It was,

RESOLVED, to accept the Financial Statements for June 2009. (Exhibit A)

COMMITTEE MINUTES

Architectural Committee

Reviewed and no action required.

Finance Committee

Reviewed and no action required.

Recreation Committee

Recreation Manager Redington noted that the musical act booked for the latest Concert

on the Lake was a great band called "The Answer," which was extremely well received by the residents.

Facilities Committee

Reviewed and no action required.

Committee Roster

Director Katz noted an error on the Committee roster and asked Staff to list Kurt Klug in place of Don Russo as his Facilities Committee appointee.

OLD BUSINESS

Blue Lake Swim Club Water Feature

Executive Director Figeira noted that the WVA has received requested information from the manufacturer that is required to present plans to the Orange County Health Department.

ACH Statements

Executive Director Chudy stated that the monthly ACH statements are now being mailed without the return envelopes and there is a small monetary savings as well as saving paper.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for June 24, 2009 to July 28, 2009. The Board also reviewed the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Update from July 7 to July 28, 2009.

WiFi in WVA Facilities

The Board reviewed Staff's proposal for a WiFi Network at Stonecreek Swim Club. Executive Director Chudy briefly explained the network and the level of support available to the WVA and residents from Color Broadband 365 days a year, with a 48- hour response time for hardware repairs. The network is estimated to accommodate 24 users, which may not be a realistic number considering the use of streaming video, which could reduce the network speed.

The Board noted that the WVA would need to ensure that the WiFi network could not be used outside of the facility and/or by a non-resident. Mr. Chudy stated that he is conducting further research on the security of the network and will report back to the Board. After

discussion, a motion was made by director Davis, seconded by Director Sokolski, passing unanimously. It was,

RESOLVED, to accept and approve the proposal from Color Broadband, Inc. to purchase and install a WiFi network at Stonecreek Swim Club, including parts and labor for a one-time cost of \$3,460.00 and support service at the rate of \$45.00 per month with funding from Operating; and
FURTHER RESOLVED, to authorize the Executive Director to enter into a contract with Color Broadband, Inc. for the above services subject to legal counsel review and approval of the contract.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

Clean Lutheran High School Extension

Reviewed and no Board action required.

Great Park Letter

Reviewed and no Board action required.

IUSD Alderwood

Mr. Figeira stated that there has not been a recent update regarding the new homes being built at the former Alderwood School site.

Woodbridge Shopping Center Update

Mr. Figeira noted that the public relations type of article sent by The Irvine Company was not appropriate to place in *Reflections*, as it was basically a marketing document, and he has asked representatives at The Irvine Company to send the WVA an article with specific updates regarding vacant retail sites, including the gas station.

ATTORNEY REPORT

Election Rules

Attorney Hickey asked if the Board would like to review a draft bylaw amendment concerning a proposed coin toss Election tie breaking Rule. The Board directed Staff and Mr. Hickey to draft this proposed amendment and report back to the Board.

Mr. Hickey also explained that every other year, four (4) candidates are required for the election, and during these years, if there is only the amount of candidates running for the Board as there are open seats for those candidates, the Association might be able to

dispense with the mailing of ballots and declare the candidates elected to the Board. This would save the Association \$15,000-\$20,000 in Inspectors of Election and other fees. However, under the current bylaws, in alternating years, when three (3) candidates are required, the ballots may need to be mailed and counted in order to determine the “at large” member.

The Board requested Staff and Mr. Hickey to draft an amendment to the Election Rules to include all of the above issues to be accomplished without an expensive election balloting, and report back to the Board.

CORRESPONDENCE

CLAC Bill Status – 7/26/09

AB 49

Mr. Hickey explained it is uncertain if this bill will remain alive.

AB473

Mr. Hickey noted that this bill is in reference to a number of sub-associations that have large trash bins and so are considered “commercial” accounts, and so may have to install solid waste recycling bins if this bill passed. Director Mavity requested that Mr. Figeira contact the appropriate Legislators and request an exclusion for these sub-associations, due to the extra expense and large trucks involved with recycling. Director Davis noted that recycling is important when feasible, and should not be dismissed out of hand. The Board noted that “commercial zoning” might be defined by the City of Irvine.

School District Stadium Article

Reviewed and no Board action required.

Future Rail Project Article

Reviewed and no Board action required.

MANAGER’S NOTES

The Board reviewed the email and article regarding Canadian Geese. Executive Director Chudy noted that he is working with the U. S. Wildlife Service to find solutions to the goose issue.

The Board reviewed the Grad Night Letter from Woodbridge High School. No Board action was required.

Executive Director Figeira noted that Acting Controller Jennifer Crosson had done a great job filling in for Controller Carrie Romero, who will be returning from leave in a week and a half.

DIRECTOR'S COMMENTS

South Lake Beach Club Gate

Director Sokolski stated that he has photos of cars double parking at South Lake Beach Club and Executive Director Chudy noted that he and Executive Director Figeira could be meeting with the City of Irvine about this issue in the next few weeks. At that time, creating a possible white curb for loading and unloading could be discussed.

Director Tour Update

Executive Director Chudy noted that the Director tour of Turtle Ridge, Quail Hill and Woodbury will take place a week from today. A 20-person tour bus has been rented for this tour, as several members of the Facilities Committee will tour as well. Mr. Chudy will send reminders to the Directors and Committee Members.

ADJOURNMENT

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

RESOLVED, to adjourn the August 5, 2009 Regular Session of the Board of Directors' Meeting at 8:52 p.m.

Submitted By:

Robert N. Figeira – Secretary

Attest: _____
Dale Cheema - Vice President