



Approved
Board of Directors
September 3, 2008

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
August 6, 2008**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, August 6, 2008 at 7:46 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:10 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update 2) Non-Judicial Foreclosures 3) Church Parking Agreements 4) Beach Club Fire Pits 5) Legal Issues regarding I.R.W.D. Underground Water 5) Personnel Issues. The following Directors were present: Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, Barry Ross and Gene Sokolski. Also present were: Executive Director Robert Figeira, WVA Attorney, Bill Hickey; Community Relations Manager John Steeb; Controller Carrie Romero, Facilities Manager Tim Lett and Recreation Manager Ralph Redington. President Carolyn Driscoll was out on a working vacation.

Executive Director Note

Executive Director Figeira proudly announced that the Orange County Register has chosen Woodbridge Village Association as the 2008 Best Orange County Community to live in.

ORAL COMMUNICATIONS

Concerts on the Lake

Jill Juedes of 50 Lakefront presented her view regarding Concerts on the Lake. Ms. Juedes stated that she and her husband like the Concerts on the Lake, but that they

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don't like the fact that the previously proposed permanent stage concert area is larger than the temporary stage now used for concerts.

Gates in Fences

Scott Cooper of 25 Earlymorn spoke in favor of the Board adopting the Gates in Fences Rule because he feels that when a home backs up to a greenbelt or park, a fence is a very strong quality of life issue, safer for children and others to go through instead of climbing a wall. Mr. Cooper also feels that the risk of a liability claim is extremely unlikely.

Hillary Willett of 1 Perch stated that she is very much in favor of the Gates in Fences Rule being interpreted on a case-by-case basis. Ms. Willett noted that she used to be on the Willows Maintenance Association Board of Directors, and that all homeowners within Willows who wished to replace a gate received permission from the Willows Maintenance Association. Executive Director Figeira re-iterated that no Woodbridge homeowner, with possibly one or two exceptions, had ever been given approval by Woodbridge Village Association for gates that open up onto Woodbridge Village Association common areas, but many existed.

Springvale Pool Noise

Shawn Nouri, resident at 20 Clover, first congratulated the Board for the accolades awarded to the Woodbridge Village Association for being the best Orange County Community to live in for 2008. Mr. Nouri then described his concerns about the after-hours noise at Springvale Pool. Mr. Nouri stated that there is almost continuous noise and some vandalism at the pool consistently between the hours of 11:00 p.m. and 4:00 a.m., which is creating a very bad quality of life for his family. Mr. Nouri urged the Board to consider restricting the Springvale Pool hours of operation and to close the pool at 10:00 p.m. every evening.

Henry Davis, resident at 1 Bridgewood, stated that Springvale Pool has gotten busier and louder as other Woodbridge 24-hour pools have become restricted to fewer hours of operation. Mr. Davis continued that when the Woodbridge Security patrol goes off duty the troublemakers then appear. He also feels that they are not Woodbridge residents, and that the Irvine Police require a complaint to be filed before they take action, and that

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nearby residents don't want to file a claim as they fear retaliation. Mr. Davis questioned why the pool is a 24-hour pool since most people there late at night are not dressed for swimming. Executive Director Figeira noted that all Woodbridge pools began as 24-hour pools at inception and Mr. Figeira stated that changing Springvale Pool hours would need to be published to the residents. The Board reviewed the memorandum detailing the resident calls and WVA security responses regarding the noise and problems at Springvale Pool. A motion was made by Director Mavity, seconded by Director Fenner, passing unanimously. It was,

RESOLVED, to authorize Executive Director Figeira to supply additional Security personnel through at least September 30th for the 10pm –6am shift at Springvale Park.

Patio Covers and Canopies

Johannes Botha, of 589 Springbrook North, had a question regarding whether awnings were allowed, since awnings are usually attached to structures, and the proposed canopies and Sunshades Rule states that the canopies and sunshades must be freestanding, not attached to the structure. Mr. Botha also asked for clarification as to what "commercial materials" consisted of and asked whether mesh material is allowed to filter the sun. Community Relations Manager John Steeb advised Mr. Botha to consult with the Architectural Committee or with the Staff in the Community Relations Department for further guidance regarding acceptable patio covers, canopies and sunshades.

Stonegate Condominium Parking

Mr. Johannes Botha, who spoke regarding the previous topic, also stated that he felt there is no guest parking in the Stonegate Condominium complex. Executive Director Figeira noted that guest parking is a maintenance association issue, but he will research the issue and report back to the Board.

CONSENT CALENDAR

A motion was made by Director Ross, seconded by Director Davis, and passed unanimously. It was,

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- 1) **RESOLVED, to accept the Minutes from the Regular Board of Directors Meeting held July 2, 2008.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments on the following properties: 09446-003-02, 09979-020-02, 10161-059-02, 10162-010-02, 10345-035-02, 10359-203-02, 10371-197-01, 11671-025-02, 12191-013-02 and 12191-016-03.**
- 4) **RESOLVED, to approve to contract with Smith Floors and Installations to install a wood floor in the Alder/Sycamore room in the amount of \$13,320 with funding from reserves.**

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

- 3) RESOLVE, to approve to contract with J.L. Ray Company, Inc. to replace the pitched roofs at Shorebird, Fallbrook, Firwood and Timber Run facilities, at a cost of approximately \$18,300.00 with funding from reserves.

Director Mavity asked if the J. L. Ray Company, Inc. was related to James "Walkie" Ray; Executive Director Figeira stated that this company was not related. A motion was made by Director Ross, seconded by Director Sokolski, and passed unanimously. It was,

RESOLVED, to approve to contract with J. L. Ray Company, Inc. to replace the pitched roofs at Shorebird, Fallbrook, Firwood and Timber Run facilities at a cost of approximately \$18,300.00 with funding from reserves.

FINANCIAL STATEMENTS

The Board reviewed the June 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 June 2008 as presented (Exhibit A)

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COMMITTEE MINUTES

Architectural Committee

Reviewed and no Board action required.

Finance Committee

Controller Romero noted that due to the current market situation, the WVA is reviewing their banking relationship with First Bank, and getting information from other banks, and she will report back to the Board next month.

Facilities Committee

Executive Director Figeira noted that the online Resident Survey regarding various Woodbridge amenities is proving to be very helpful.

Recreation Committee

Reviewed and no Board action required.

OLD BUSINESS

Gates in Fences

The Board discussed the aspects of different gate materials, which must match the fence/wall materials. The Board also noted that the Association Attorney had stated that the intent of the Rule is to try to provide that the Association is protected with insurance in case of liability claims, and noted that some gates would be valuable as an escape route if needed, and that the original Woodbridge Village CC&Rs do not restrict an owner from having a gate with Architectural approval.

A motion was made by Director Fenner, seconded by Director Ross, Directors Sokolski and Cheema voting yes, and Directors Davis and Mavity voting no. It was,

RESOLVED, to accept the Staff recommendation to approve the Gates in Fences Rule in concept, incorporating the modifications regarding materials (Timbercrete), ensuring, if possible, that the Association has an insurance certificate from the Owner and directing Staff to bring the Rule back to the Board next month for adoption.

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Patio Covers/Canopies

After brief discussion regarding the proposed Rule regarding patio covers and canopies, which was published to the Membership in the July Board Summary, Director Davis made a motion, seconded by Director Fenner, Director Mavity voting no, Directors Cheema, Ross and Sokolski voting yes. It was,

RESOLVED, to tentatively approve the proposed Rule regarding Patio covers, Canopies and Sunshades, as presented, subject to any comments from Members and the final adoption by the Board at the September 3, 2008 Regular Board Meeting.

North Lake Beach Club Firepits

Executive Director Figeira stated that since the resident that was expected to speak regarding this agenda item was not present, the item would be put on next month's agenda.

Concerts at North Lake

The Board reviewed the correspondence Executive Director Figeira sent to Maurice Heaton, Director of the Woodbridge Cove HOA, regarding the WVA not making any determination regarding a permanent concert area until after the summer season.

2008-2009 Insurance Renewal Letter and Recap

Executive Director Figeira noted that the insurance policies are being received and reviewed by Craig Collings, the Association Insurance Consultant.

Spin n' Splash Sprinkler Feature

Executive Director Figeira stated that the WVA has the first prototype for the hydraulic system and an internal part of the feature broke and the vendor has to make a new part. Mr. Figeira noted that the children really seem to enjoy the sprinkler park feature, when it is in working order.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for June 24, 2008 to July 28, 2008 and the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Monthly Summary for July 1, 2008 through July 19, 2008.

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COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

El Toro Air Station – Public Notice and Hearings

The Board reviewed the information, no Board action was necessary.

Lagoon Water Clarity

Executive Director Figeira stated that the IRWD conducted a complete analysis of the cloudiness of the lagoon water, and last month the IRWD stated that the problem might be suntan oil and lotion. Mr. Figeira also stated that he spoke to several pool experts who were not able to shed further light on the matter. Mr. Figeira noted that he would continue to seek assistance in locating a recreational water expert who may be able to further assist the WVA in resolving this issue, at a reasonable cost.

Mr. Figeira stated that a polymer product is being used in the lagoon to improve the clarity. Director Davis stated that he would like to see the documentation proving that the polymer product is safe, and to see this information at the next Board meeting.

AT&T High Speed TV/Vide Services Update

Director Mavity stated that he is forming a committee in order to bring a recommendation regarding the AT&T boxes to the Board. Director Mavity asked Mr. Figeira to provide him with the second list of proposed AT&T boxes.

Metropolitan Water District Water Conservation Award

The Board reviewed the award given to the Association by the Metropolitan Water District. Executive Director Figeira stated that he was very pleased that the Association had received the award for recognition of exemplary service and meritorious achievement in water conservation, through the Save Water Save-a-Buck Program. This certificate was awarded to the WVA, who championed conservation efforts, and has gone above and beyond their normal duties to research, analyze and promote water savings measures.

Residential Parking Update

No new information to report at this time.

Woodbridge Community Church Sign Update

No new information to report at this time.

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ATTORNEY REPORT

AB567

The Board reviewed Executive Director Figeira's letter of opposition to the Chairman of the Senate Appropriations Committee, regarding this Ombudsperson Bill. Attorney Hickey stated that this bill has now passed out of the Senate Appropriations Committee, and is now on the Senate floor.

AB2806

Attorney Hickey stated that this Director Education bill has not yet moved out of the Senate Rules Committee.

CORRESPONDENCE

CLAC – Legislative Bill Status Report – 7/25/08

The Board reviewed the Legislative Bill Status Report prepared by Skip Daum of CLAC. No Board action was necessary.

Abandoned Property – California Civil Code 2929-3

The Board briefly discussed a new law passed in July of this year that would enable Cities to impose fines of up to \$1000.00 a day on property owners who do not maintain the landscaping of vacant homes purchased in foreclosure. The Board requested that Executive Director Figeira inquire with the City of Irvine as to the details regarding the City's intentions concerning the enforcement of the law.

MANAGER'S NOTES

Woodbridge High School e-Mail re- Pool

Executive Director Figeira noted, for the Board's information, that Woodbridge High School has a new principal who is interested in pursuing the idea of a pool at the high school.

Children's Garden Club Update

Recreation Manager Ralph Redington stated that he and Executive Director Figeira had met with the individuals involved with the Children's Garden Club. Executive Director Figeira stated that the Children's Garden Club would now be under the auspices

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of the WVA, not under the Woodbridge Garden Club's jurisdiction. Details of garden plot distribution will be determined within the next few weeks.

Fourth of July Re-cap

Recreation Manager Redington stated that he was proud of how the WVA Staff performed during the Fourth of July celebration. Mr. Redington also noted there were no security problems with the large crowd.

There was discussion regarding the fact that there are more non-Woodbridge runners than Woodbridge residents now participating in the annual Run, and that the WVA will consider raising the very nominal fee of \$6.00.

ADJOURNMENT

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

RESOLVED, to adjourn the August 6, 2008 Regular Session of the Board of Directors' Meeting at 9:30 p.m.

Submitted By:

Robert N. Figeira - Secretary

Attest:

Dale Cheema - Vice President