



APPROVED
BOARD OF DIRECTORS
OCTOBER 7, 2009

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
September 2, 2009**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, September 2, 2009 at 7:35 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:06 p.m.*, and considered the following matters: 1) Collection Process/Delinquent Accounts/ALS Summary Update. 2) Notices regarding the Suspension of Membership Privileges, Short Sale Policy, 3) Legal Issues: Fence Violation Issue, Maintenance Association Gate Issue, Canadian Geese, WVA Parking Requirements, Royal Street Berm Encroachment, Briarglen Spa Incident, and 4) Personnel Issues: Appointment of Secretary and Assistant Secretary.

The following Directors were present: Dale Cheema, Don Davis, Carolyn Smith Driscoll, Barry Katz, Bill Mavity, Gene Sokolski and Bob Woodings. Also present were: Executive Director Robert Figeira, Executive Director Kevin Chudy, WVA Attorney Bill Hickey, Controller Carrier Romero, Community Relations Manager John Steeb; and Maintenance Manager Tim Lett. Recreation Manager Ralph Redington was on medical leave.

Proposed Garden Club Rule Recommendation

President Smith Driscoll stated that this Agenda item would be moved up and addressed at this juncture. Attorney Hickey briefly summarized the proposed Rule. Mr. Hickey noted that the Recreation Department would have responsibility for the assignment of plots under the proposed Rule.

ORAL COMMUNICATIONS

Proposed Garden Club Rules

A resident distributed a handout and spoke to the Board regarding health and safety concerns about some of the Garden Club plots that have open storage of pesticides, fertilizer, etc. She stated that she feels the proposed Rules do not address the open storage of pesticides and other toxic items, and that these items should be stored in sealed containers. The Board and Attorney Hickey stated that this would be taken into consideration when drafting the Membership Agreement to be signed by each Garden Club member.

Another resident distributed a letter and addressed the Board about her perceived harassment and discrimination over the years by certain Garden Club officers.

Ann Haley of 39 Greenbough, noted that she is the Vice President of the Woodbridge Garden Club and wanted to point out that when an Irvine City Code officer was called to the garden plots regarding open containers of toxic substances, the officer had informed the club members that even organic substances, such as manure, needs to be stored in sealed containers. Vice President Cheema stated that unsightly conditions and toxic chemicals in plots must be addressed. Jerry Montooth, who stated he's a representative of the WBGC, noted that he sends 6-12 notices per month to plot holders regarding the need to clean up their plots.

The Board then discussed methods of distributing plots and the possibility of creating more plots in the Retention Basin. The Board directed Staff to report to the Board at the October meeting on the possibility and cost of adding 20 plots. The Board also discussed that the Garden Club will be able to develop additional rules, as long as these rules are not inconsistent with the Woodbridge Village Association Garden Club Rules.

After further discussion, a motion was made by Director Sokolski, seconded by Director Cheema, Director Woodings voting yes, and Directors Smith Driscoll, Davis, Katz and Mavity voting no, the motion failing 4/3. It was, RESOLVED, to adopt the Retention Basin Garden Area Rules as presented.

Upon further discussion, a motion was made by Director Davis, seconded by Director Katz, passing unanimously. It was,

RESOLVED, to direct the Association Attorney and Staff to re-draft the Retention Basin Garden Area Rules, allowing for a three (3) year phase out of grandfathered second plots.

The Board briefly discussed the definition of “member, owner, on title,” as relating to the number of plots allowed. A motion was made by Director Davis, Seconded by Director Mavity, passing unanimously. It was,

RESOLVED, to direct the Association Attorney and Staff to re-draft the Retention Basin Garden Area Rules to limit the number of plots to one garden plot allowed per lot/unit, with the maximum number of plots remaining as two (2), as contained in the draft Rule.

Shorebird Pool Hours of Operation

John Franceschini of 1 Lakegrass distributed an email he had received from WVA Staff and spoke to the Board regarding his and other resident’s request that the Shorebird Pool be closed daily at 10:00 p.m., due to alleged late night noise, as opposed to being open 24 hours a day. Mr. Franceschini referred to the email from WVA Staff that cited the fact that Timber Run and Wintermist Pools both closed daily at 10:00 p.m. some or all days of the week, due to the pool’s proximity to homes/late night noise. Executive Director Chudy advised Mr. Franceschini that he emailed the Parkview and Lakeridge Maintenance Associations regarding this issue, and that the request to change Shorebird Pool’s daily closing time to 10:00 p.m. will be discussed again at the Recreation Committee Meeting this month. Mr. Chudy also advised Mr. Franceschini to attend the September Recreation Committee Meeting.

Parkway Maintenance Association Parking

Sharon Olson of 12 Marigold and Dina Traylor of 61 Weepingwood addressed the Board concerning trees, shrubs and grass being removed to create parking near their homes within the Parkway Maintenance Association. Executive Director Figeira stated that he and John Steeb, Community Relations Manager, would review the area, but advised Ms. Olson and Ms. Traylor to contact their sub association directly, as it has the responsibility for this type of landscaping issue.

Canadian Geese Update

A resident addressed the Board to express support for the geese, stating that the geese are beautiful. She said many residents enjoy the geese and she does not want them removed from the community.

President Smith Driscoll stated that this Agenda item will be moved up and addressed at this time. Mr. Chudy noted that, per the Department of Fish and Game, the aggressiveness of the geese is a seasonal issue, when the geese have eggs and young to protect. Regarding the droppings the geese leave on the lake trails, Mr. Chudy related that the Maintenance Department has increased the washing of messy areas and is now washing the trails twice a week and power washing the trails once a week, in the areas the geese congregate. Mr. Chudy noted that the U.S. Fish and Wildlife Service notified him that the WVA can apply for a permit to remove the eggs, and stated that Staff believes this is the Association's best option should the geese population be deemed to be out of control in the future. He reported, however, that Staff believes the balance of geese (approximate population of 50-75 total on both lakes) is appropriate at this time.

The Board endorsed Staff's proposal to apply for a permit to remove goose eggs should the population and associated nuisances become unacceptable in the future and President Driscoll directed the Executive Director to proceed with the application.

Carport Areas

Tad Bonsall of 25 Eastmont spoke to the Board regarding children that are loitering in his carport, and asked if the WVA could patrol his carport area. Executive Director Figeira asked Community Relations Manager John Steeb to speak to Mr. Bonsall about this issue.

Memorial Benches

Jerry Berry of 27 Bridgewood commented that when the WVA installs a memorial bench, he feels that surrounding residents should be notified about the proposed memorial bench location and requested additional information about the memorial bench process. Executive Director Figeira referred Mr. Berry to the WVA Codebook that contains the Policy, Rules and procedures for Memorial Bench installations and offered to provide him with a map showing the current locations and possible future locations.

CONSENT CALENDAR

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

- 1) **RESOLVED, to accept the minutes from the Regular Board of Directors Meeting held August 5, 2009.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 09130-029-01, 09660-025-03, 09660-108-02, 10365-045-01, 11625-037-02, 11669-047-01 and 12081-024-01.**
- 3) **RESOLVED, to approve the replacement of the siding at the Lemongrass Facility with a cost of approximately \$7,634 with funding from Reserves.**

FINANCIAL STATEMENTS

The Board reviewed the July 2009 Financial statements. Controller Romero briefly reported on various line items. A motion was made by Director Katz, seconded by Director Cheema, passing unanimously. It was,

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

LIEN FORECLOSURE

President Driscoll stated that the Board met earlier in Executive Session and had voted, in accordance with the Association's Delinquent Assessment Collection Policy, to commence foreclosure proceedings on the liens for the following accounts:

- 1) **09595-013-02, 2) 09665-046-03, 3) 09657-076-02,**
- 4) **09211-001-03, 5) 08968-022-01, 6) 11654-086-02 and**
- 7) **09009-039-01.**

COMMITTEE MINUTES

Architectural Committee

Reviewed and no action required.

Finance Committee

Reviewed and no action required.

Recreation Committee

Reviewed and no action required.

Facilities Committee

Reviewed and no action required.

OLD BUSINESS

Blue Lake Swim Club Water Feature

Executive Director Chudy noted that the WVA received a permit from the City of Irvine for the water feature, and has submitted plans, and is now waiting for approval from the Orange County Health Department.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for July 29, 2009 to August 25, 2009. The Board also reviewed the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Update from August 4 to August 18, 2009.

WiFi in WVA Facilities

Executive Director Chudy noted that he and Mr. Hickey are reviewing a draft Acceptable Use Policy and Contract for the WiFi network to be installed at Stonecreek Swim Club. Mr. Hickey stated he is also reviewing the draft service contract proposed by Color Broadband.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

IUSD – Alderwood School Site Update

Executive Director Chudy stated that he met with Carl Morabito of William Lyon Homes who showed him the conceptual site plans for the single-family homes to be developed at the former school site. Mr. Chudy added that the plans include a park improvement fund to improve recreation facilities in the vicinity of the development. He noted that the current estimates are \$732,000.00 to be available for Association Community park funds and \$400,000.00 to be available to the City of Irvine for City owned local park improvements.

The Board directed Staff to research the possibility and begin preparing conceptual plans to build a youth spray garden and two lighted sand volleyball courts at Fallbrook Park with this park improvement funding.

Woodbridge Shopping Center Article Update

Executive Director Figeira noted that the Association has not received any further information from The Irvine Company as to the disposition of the former gas station and empty stores at the Woodbridge Shopping Center. The Board directed Staff to contact The Irvine Company to request an update and to encourage the demolition of the gas station site as quickly as possible.

ATTORNEY REPORT

Mr. Hickey stated that next month he will present the proposed revised Election Rules to the Board. This will include a proposed coin-flip policy and a proposed policy to eliminate the need for costly ballot tabulation when there are only as many candidates as available seats.

CORRESPONDENCE

Executive Director Chudy added Agenda item AB 1328 – Multi Year Energy and Water Contracts to the Correspondence section as a need for immediate action. The California Assembly will vote on this bill on September 13th, and if passed, the bill would override all governing document prohibitions to multi-year contracts for water and energy services, assuming a Board of Directors determined that savings could be realized with a longer contract. After some discussion, a motion was made by Director Davis, seconded by Director Smith Driscoll, Directors Cheema, Woodings, Sokolski, and Katz voting yes, and Director Mavity voting no, passing 6/1. It was,

RESOLVED, to direct Staff to write the Governor expressing the Board's support of AB 1328.

AB473 – Solid Waste: Multifamily Dwellings

Mr. Hickey noted that similar bills have been vetoed for the last three years, but it is unclear if the bill would apply to condominium associations or just to apartment communities. Director Mavity believes this bill should be vetoed because of the high cost some condominium associations would incur to construct or expand trash enclosure areas to accommodate recycling bins. The Board directed Staff to write the Governor expressing the Board's opposition to this bill.

MANAGER'S NOTES

Craigslist Pool Key Ad

The Board reviewed the email from Joely Mazzotti, General Manager of Woodbury Community Association, concerning Woodbury pool keys/cards being solicited on Craigslist. President Driscoll asked Staff to monitor Craigslist for this type of ad in reference to Woodbridge.

SCE Proposed Padmount Equipment Landscape Project

Executive Director Chudy stated that Southern California Edison (SCE) has requested that the Association identify some padmount locations within the community that SCE can install a landscape screen around as a test for possible wider use in the area. Director Woodings requested that the information sent to the Association by SCE be forwarded to him for review. Mr. Chudy and Mr. Figeira will review the existing padmount locations.

DIRECTOR'S COMMENTS

Double Parking at South Lake Beach Club

The Board reviewed the emails between Community Relations Manager John Steeb and City of Irvine Senior Traffic Engineer Jim Lizzi. Executive Director Chudy noted that the City of Irvine offered to install signs to create a small loading/unloading zone near the secondary entrance gate at South Lake Beach Club to hopefully prevent double parking and unsafe conditions during peak use times. The City has agreed to enforce the loading/unloading zone, which would be limited to weekends and holidays. The Board directed Staff to request these signs be installed by the City of Irvine.

Director Tour Update

Executive Director Chudy noted that the tour of Turtle Ridge, Quail Hill and Woodbury Associations was useful, and is trying to schedule a tour for the Directors that missed the first one. Executive Director Figeira noticed a child friendly sundial at one of the Associations, and noted that this type of sundial costs around \$900.00.

Spray Garden

Discussed under County, City, School District and Irvine Company section.

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 September 2, 2009 Regular Session of the Board of Directors' Meeting at 10:03 p.m.

Submitted By:

Kevin K. Chudy – Secretary

Attest:

Carolyn Smith Driscoll - President