



Approved
Board of Directors
October 1, 2008

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
September 3, 2008**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, September 3, 2008 at 7:40 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:40 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update 2) Non-Judicial Foreclosure Issues 3) Beach Club Fire Pits Legal Issues 4) Legal Issues regarding I.R.W.D. Water 5) Blair Injury Claim 6) Community Center Parking Consultant Contract 7) WVA Garden Club ad hoc Committee 8) Personnel Issues. The following Directors were present: Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, Barry Ross, Gene Sokolski and Carolyn Driscoll. 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.

SPECIAL PRESENTATION

John Steeb

Executive Director Figeira was pleased to announce that after completing the required courses and exams, Community Relations Manager John Steeb has achieved the designation of Certified Community Association Manager (CCAM) as awarded by the California Association of Community Managers, Inc. (CACM). Mr. Figeira presented Mr. Steeb with his framed certificate from CACM.

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ORAL COMMUNICATIONS

Outdoor Furniture at Facilities

Hilary Willett of 1 Perch spoke about some of the outdoor furniture at the North Lake Beach Club being broken (the straps) and dirty with bird mess. Executive Director Figeira explained that the Beach Clubs get the oldest furniture due to the wear and tear the furniture is subjected to at the Beach Clubs. Mr. Figeira noted that the furniture at the Beach Clubs would be checked to see if repairs are in order, and that the furniture would be cleaned every Friday.

Landscaping

Eleanor Davis of 104 Clearbrook stated that there is a berm and greenbelt near her home that she believes is WVA's responsibility, and the plants there are currently dead and dying for lack of water. Executive Director Figeira stated that he would have the Landscaping Staff check into this issue immediately.

Woodbridge Garden Club

Donovan McCulloch of 37 Summerfield, former president of the Woodbridge Garden Club stated that he recently resigned the presidency of the Club because he was concerned for his personal safety due to a "problem gardener." Mr. McCulloch feels that this "problem gardener" is being granted everything they want, and the other Garden Club Members are being treated unfairly. Mr. McCulloch noted that he hoped the ad hoc Board Committee that was convened will help the Garden Club with their issues.

Patio Covers/Canopies

Candice Scanlon of 8 Starflower stated that she wrote a letter to Community Relations Manager John Steeb commenting in favor of canopies being allowed in Woodbridge, and she wanted to speak about it to express how favorable canopies would be to support energy saving methods by keeping areas of homes cooler. Ms. Scanlon also noted that she felt the language in the Rule regarding canopies and sunshades was confusing regarding fixed, rollout and verticle awnings being permitted or not. Community Relations Manager Steeb suggested Ms. Scanlon consult with the Architectural Committee for separate guidelines in the Standards regarding these types

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of awnings. After further discussion, a motion was made by Director Fenner, seconded by Director Sokolski, and passed unanimously. It was,

RESOLVED, to amend Section 3-227 of the Architectural Guidelines and Standards, and to add new Sub-section (g) thereof, with those amended and added portions underlined and specified below, with the entire new Section to state as follows:

Section 3-227 Patio Covers; Canopies/Sunshades.

(a) A Home Improvement Application and approval from the Architectural Committee is required prior to the installation of any new patio cover or for alterations to existing patio covers.

(b) The Architectural Committee will review drawings for patio covers and similar structures based on the ability of the lot to accommodate the proposed structure.

(c) Except as may otherwise be allowed under Sub-section (g) below, patio covers, sunshades, arbors, trellises and gazebos shall be of wood construction only, with the exception of the vertical supports which may consist of stucco. Size and design must be compatible with the lot and the immediate neighborhood, proportional to the space available, and shall be painted or stained to match a color on the home. The existing patio covers which are in the natural state will be allowed to remain until the natural color deteriorates, at which time they shall conform to the standard. The size of the structure shall be proportional to the amount of open space available, and will be subject to the discretion of the Architectural Committee, and as further detailed below.

(d) In Front yards: patio covers, sunshades, arbors, trellises and gazebos may not be appropriate; however, the Architectural Committee will consider an application on a case by case basis.

(e) The minimum setback requirement from the property line to vertical posts is three (3) feet. The minimum setback from the property line to patio overhang is two (2) feet. Overhang may extend to the property line if adjacent to common area. Additionally, patio covers and arbors must meet City requirements.

(f) Patio covers, sunshades, arbors, trellises and gazebos of aluminum, corrugated metal or plastic, plastic webbing, vinyl-clad materials, split bamboo, reeded or

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straw-like material, and other similar temporary or commercial materials are not permitted.

(g) Canopies/sunshades may be constructed upon a lot under the following conditions:

1. A Home Improvement Application must be filed and approved by the Architectural Committee. Details about the contemplated structure must be complete, including but not limited to the size (length, width, height), nature of materials to be used, color(s) of the structure, specific location and site plan, etc.
2. The structure must be well maintained and kept in good repair and appearance at all times where it is placed and the supporting structure must be anchored permanently to the concrete deck or concrete footings.
3. Colors for the support material should be of a neutral color and shade materials should be compatible with the house and is subject to the Committee's approval. Only solid colors are acceptable. No stripes, prints, checks, plaids, or other designs will be allowed.
4. (i) Supporting Structural materials must be: decorative wood, wrought iron or similar appearing material. Such supporting materials should not be small aluminum poles, whether round, rectangular or square.

(ii) The canopy/sunshade cover materials must be of canvas or aluma wood. The following materials are not allowed, regardless of use or location on the sunshade: straw, bamboo, plastic (of any kind), fiberglass, plexiglas, reed, lath or trellis-like wood products.
5. The acceptable overall sizes must be proportional to the amount of open space available, and, enough space is available, generally will be

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acceptable at 8' x 10' or 10' x 12' and no higher than 8' 6" tall, and, as well, the structure must meet all setback requirements, as specified in subsection (e), above.

6. Approved shade structures may not have side shades (curtains), nor may it be attached to the residential unit.
7. Shade structures may not be used to house or shield (from the weather or view from other property) a boat, recreational vehicle, motorcycle, trailer, storage, construction materials, trash, equipment, wood, supplies, and/or any other item(s) not otherwise permitted to remain outside and/or visible from other property.
8. Any canopy or shade structure that has fallen into disrepair will be required to be repaired or removed. Failure to comply within thirty (30) days of receipt of such notice will result in further action by the Association seeking the removal of such a structure.
9. Only one (1) Canopy/Gazebo will be permitted per Lot or Unit.
10. Subsequent owners who acquire property with an approved shade structure within Woodbridge Village Association shall be informed of the above conditions by the transferring owner/member, and the Association upon transfer.

WVA Concerts at City Park

Executive Director Figeira stated that Pat Rogers of the City of Irvine called him and assured him that someone from the Woodbridge Park would be in touch with Mr. Figeira soon regarding the WVA's request to research the feasibility of having concerts at the City Community Park.

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Springvale Pool Update

Community Relations Manager John Steeb stated that the noise situation at Springvale Pool is much improved and noted that the security service provided by Patrol Masters is \$1900 for 7 days. Executive Director Figeira stated that Woodbridge will utilize this security service until the end of September.

Blue Lake Swim Club Spin & Splash Update

Recreation Manager Redington reported that the Spin & Splash Water feature has worked approximately 5-8 days out of the last six weeks. Mr. Redington will be having a conference call with the vendor tomorrow to address the broken internal unit of the sprinkler feature, which the vendor has guaranteed will work. Executive Director noted that the WVA has not yet paid anything for this sprinkler feature, and that the WVA may test the feature as long as they want to.

CONSENT CALENDAR

A motion was made by Director Mavity, seconded by Vice President Cheema, passing unanimously. It was,

- 1) **RESOLVED, to accept the minutes from the Regular Board of Directors Meeting held September 3, 2008.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 09211-036-02, 09285-025-01, 09665-019-02, 10161-005-02, 10163-025-02, 10345-035-02, 10345-042-02, 10345-083-02, 10345-096-03, 10352-020-03, 10371-118-04, 11625-028-02 and 11666-014-01.**
- 3) **RESOLVED, to approve the purchase of siding for the Fallbrook and Firwood facilities with a cost of approximately \$14,440 with funding from reserves.**
- 4) **RESOLVED, to approve to contract with AA Equipment to three Club Car golf carts for our fleet with a cost of approximately \$31,375 with funding from reserves.**
- 5) **RESOLVED, to approve to contract with Tustin Toyota to purchase**

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one Toyota Tacoma truck for our fleet with a cost of approximately \$21,749 with funding from reserves.

FINANCIAL STATEMENTS

The Board reviewed the July 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 July 2008 as presented. (Exhibit A)

COMMITTEE MINUTES

Architectural Committee

Reviewed and no Board action required.

Finance Committee

Ms. Romero noted that she and the Finance Committee is researching different banks to determine their qualifications and suitability to try to ascertain if a change in banks would benefit the Association during the current economic situation. Ms. Romero may have a recommendation to report to the Board at the October Board Meeting.

Facilities Committee

Reviewed and no Board action required.

Recreation Committee

Reviewed and no Board action required.

OLD BUSINESS

Proposed Gates in Fences Rule

The Board reviewed the redline version of the Proposed Rule that Attorney Hickey distributed. The Board also discussed possible gates in solid block or brick walls and it was expressed that gates proposed for installation immediately adjacent to the WVA's maintained property will be reviewed on a case by case basis, and possibly approved, with the exception of gates in fences along the following streets: Alton Parkway, Barranca Parkway, Warner Avenue, Main Street and Yale Avenue.

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The Board also discussed the insurance issue concerning trying to ensure that the WVA would be reimbursed by the homeowner for administrative costs. A motion was made by Director Davis, seconded by Director Mavity, passing unanimously. It was,

RESOLVED, to request that Mr. Hickey re-write the Proposed Gates in Fences Rule to add wording regarding gates in Exhibit E Walls are to be considered on a case by case basis by the Architectural Committee, and to add the Street name locations where gates will not be permitted and add verbiage concerning homeowners being responsible for administrative costs reimbursement fees if incurred by the Association.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for August 27, 2008 to September 23, 2008 and the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Monthly Summary for September 2, 2008 through September 23, 2008.

Abandoned Property - California Civil Code 2929-3 Update

Executive Director Figeira stated that the City of Irvine will try to work with the WVA to implement procedures concerning 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.

2009 Budget

Executive Director Figeira noted that the 2009 Budget will be presented to the Board soon.

COUNTY, CITY, SCHOOL DISTRICT, AND THE IRVINE COMPANY

AT&T High Speed TV/Video Services

Director Mavity stated that he has photographs of existing boxes and the locations where the new, larger boxes are proposed to be placed, and he observed that it would be optimal if both boxes could be combined into one.

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Woodbridge Community Church Sign

Executive Director Figeira stated that he received a call from John Ernst of the City of Irvine regarding the Elders at Woodbridge Community Church desiring to speak to WVA representatives about the sign that that does not currently conform to the Irvine Zoning Code.

Public Notice Clean up General Plan & Zoning

Reviewed and no Board action required.

OCTA Newsletter

Reviewed and no Board action required.

Lagoon Water Clarity Update

Executive Director Figeira stated that the most recent lagoon water quality report that was received states that the water quality of both lagoons is safe, even to the point of being safe as drinking water. Mr. Figeira noted that the WVA is no longer using the polymer additive that was used one time to reduce turbidity. Mr. Figeira added that his efforts to find a reasonably priced water expert has been difficult, and he requested that anyone who may know an expert to let Mr. Figeira know.

Mr. Figeira continued that the lowest priced option to try to improve the lagoon water quality may be to fill the deepest portions of the lagoons with sand or perhaps to build another island with another slide. A costly option would be to add concrete into the lagoons to make them more shallow. President Driscoll suggested putting boulders into the lagoon for a tide pool effect. Staff will continue researching this issue.

ATTORNEY REPORT

AB567

Attorney Hickey stated that this Ombudspersons bill is now on the Governor's desk awaiting passage or veto. He pointed out that the last time this bill was passed, it was vetoed by the Governor, and hopefully it will be again.

College Students Rental of WVA Homes

The Board discussed the draft memorandum and agreed that the Rules regarding an owner's responsibility for tenant noise and aberrant behavior do need to be again

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published to the Membership with an article, but that any suggestion of age or other discrimination, should be avoided. Mr. Hickey and Staff will write a re-draft article to present to the Board next month.

AB2806

Mr. Hickey stated that this bill concerning Candidate common interest development Education history had passed and there is no apparent organized veto effort at this time.

MANAGER'S NOTES

Stonegate Condominium Parking Update

After discussion, it was discovered that it is actually the Laurels Maintenance Association that needed to be researched regarding guest parking, as requested by a resident during August's Board of Director's Meeting. Community Relations Manager Steeb will research this and inform the Board next month.

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 September 3, 2008 Regular Session of the Board of Directors' Meeting at 9:00 p.m.

Submitted By:

Robert N. Figeira - Secretary

Attest:

Carolyn Driscoll - President