



Approved  
Board of  
Directors  
November 5, 2008

**MINUTES OF THE  
REGULAR SESSION  
BOARD OF DIRECTORS' MEETING  
October 1, 2008**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, October 1, 2008 at 7:35 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:25 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update 2) Non-Judicial Foreclosure Issue 3) Legal Issues - Beach Club Fire Pit, I.R.W.D Water, and Age Restriction 4) Community Center Parking Consultant Contract 5) Blair Injury Claim 6) Association Banking Relationships 7) 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.

**ORAL COMMUNICATIONS**

**Fire Pits at North Lake**

Sandra Rush of 102 Nighthawk spoke regarding how much she and her family enjoy the fire pits at North Lake. She stated that surrounding residents were notified about the fire pits when they moved in and, because of this, she feels current residents should not be complaining about the fire pits. Ms. Rush also stated that converting the wood burning fire pits to gas might be a good idea, but that the very high cost of retrofitting the pits to gas should be paid by the residents that are complaining about the wood burning pits.

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Fence Replacement

Bob McCaffrey of 65 Bluejay stated that he received a letter from the WVA stating that his fence needed to be replaced and that he was responsible for paying for the total replacement. Mr. McCaffrey went on to say that he has previous documentation from the WVA stating that the Association should maintain the fence, not the owner.

Mr. McCaffrey stated that he feels replacing the fence himself is an undue burden and that he cannot afford to pay the estimated \$5200 to replace the fence, and he feels that the Association should share the cost of the fence replacement with him.

Attorney Hickey stated that the Association's long-standing policy has been that while the Association maintains the exterior appearance of the Exhibit "E" Fences, the cost of replacement has always been that of the lot owner. In addition, he stated that previously the Association had hired a surveyor that had determined the fences in question were all on the individual lots and not on common area, and hence, belonged to the owner of the home. Mr. McCaffrey requested a copy of this survey, if available. Mr. McCaffrey also requested a copy of the policy adopted by the Association regarding fence maintenance.

Lights at North Lake Beach Club Volleyball Courts

Laurie Krauss of 3 Marsh Hawk, a 30 year resident on the North side of Woodbridge, stated that she plays volleyball at South Lake because the volleyball courts there are lighted, but she would really appreciate it if the North Lake Volleyball courts were lighted, so that she could play volleyball closer to home. Ms. Krauss presented a petition of 67 signatures in favor of installing lights at the North Lake volleyball courts.

Executive Director Figeira stated that installing electricity and lights at the North Lake volleyball courts would cost approximately \$15,000-\$20,000, and he noted that residents in this area may have concerns about this type of lighting, if installed, even though this lighting may affect just a few homes.

President Driscoll stated that the recommendation for these lights should be put on the Agendas of the Recreation Committee, Finance Committee and Facilities Committee. It was suggested to discuss, whether there are funds budgeted for these lights later in the meeting, and then send the recommendation to the three above-mentioned Committees for review.

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**CONSENT CALENDAR**

A motion was made by Director Mavity, seconded by Director Fenner, 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: 08897-030-03, 10338-066-01, 10341-154-01, 10343-111-02, 10371-039-02.**

**FINANCIAL STATEMENTS**

The Board reviewed the August 2008 Financial statements. Controller Romero responded to questions regarding various line items. A motion was made by Director Mavity, seconded by Director Davis, and passed unanimously. It was,

**RESOLVED, to accept the Financial Statements for August 2008 as presented. (Exhibit A)**

**COMMITTEE MINUTES**

**Architectural Committee**

Reviewed and no Board action required.

**Finance Committee**

The Board reviewed the September 17, 2008 Finance Committee minutes and their recommendation to approve the 2009 budget as presented with a dues increase of \$4.00 per unit, for a total monthly assessment of \$77.00 per unit. The committee also recommended to approve the 2009 Reserve Study as presented. This subject will be considered under the New Business section of the agenda.

Controller Romero briefly spoke regarding the Finance Committee's discussion concerning finding alternative revenue sources, such as co-branding and/or vendor sponsorship of events. Director Ross requested Staff and Counsel to investigate these ideas and report back to the Board. Ms. Romero reminded the Board that any sponsorship endeavors should not have a negative affect on the Association's tax status.

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Director Mavity stated that he would not support ads being affixed to Association property, and similar types of support, but he is interested in the Association becoming a management company, even if it were non-profit. Attorney Hickey noted that he had done a preliminary study of this issue and found that there are tax, assessment, liability and political ramifications if the management company concept were to be further studied.

President Driscoll asked Mr. Redington if the Splash Night Events were sponsored. Mr. Redington replied that the events had not been sponsored for the last two years, except for movie nights. Director Cheema stated that his kids love the Splash Night events, but he would like to have these events self-funded. Director Ross made a motion to have Staff research this issue and report back to the Board. The motion failed. Director Mavity stated that he wants this request to be a Presidential directive. Director Ross directed Staff to present some general ideas on the topic of alternative revenue and report back to the Board.

Facilities Committee

Director Fenner stated that he feels that the proposed Landscape Committee issue got dropped and he wants it brought to the fore again. Maintenance Manager Lett stated that a review of the landscaping would be done during the quadrant inspections. Director Fenner noted that he will attend the next Facilities Committee meeting to discuss the Landscaping Committee and asked that the topic be on the next Facilities Committee agenda.

Recreation Committee

Recreation Manager Redington noted that the last Splash Night was extremely successful and enjoyed by all. Mr. Redington also mentioned that the "Beach Toys", a Beach Boys tribute band, was by far the favorite at the Summer Concert Series this summer.

**OLD BUSINESS**

Proposed Gates in Fences Rule

The Board briefly discussed the most recent version of the Proposed new Rule. Director Davis asked that item #2 be changed to remove the word "unreasonably."

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Attorney Hickey stated that the word “unreasonably” will be removed, and that the Rule does not need to be published again, but will be considered at the November 5, 2008 Meeting.

WVA Concerts at City Park Update

Executive Director Figeira stated that the City of Irvine will probably respond in detail next month to his request regarding possibly using Woodbridge Community Park for the Summer Concert series. Mr. Figeira will speak with his contact at the City to try to get definitive answers as to whether the current slab at Woodbridge Park can be used, or whether a larger one will be needed, and as to whether there will be any charge for the Association to utilize the Woodbridge Park facilities for concerts.

Blue Lake Swim Club Spin & Splash Update

Executive Director Figeira stated that if this Spin & Splash sprinkler feature is not working reliably by the first of the year, the Association will not continue the testing of the feature and will remove it.

**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.

2009 Budget

The Board of Directors reviewed the 2009 Budget and Reserve Study. Ms. Romero noted that a Lake Supervisor for the Facilities Department was needed possibly in a part-time contract position. Executive Director Figeira agreed that the Association needs an individual trained in lake ecology as the current Staff does not have the expertise.

Director Fenner asked what funds would be used if another sprinkler park feature was needed, since the budget did not allow for a sprinkler park feature. Ms. Romero noted that there is a sinking fund with monies available for sprinkler park features.

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Director Davis made a motion, seconded by Vice President Cheema, passing unanimously. It was,

**RESOLVED, as an amendment to the budget not yet passed, to include a line item under Capital Improvements of \$20,000 for installation of lighting at the North Lake Volleyball Courts.**

The Board then briefly discussed the recommended monthly assessment increase of \$4 per unit, for a total monthly assessment of \$77 (representing a 5% increase), and also the recommendation to eliminate the Home Improvement show line items in the net amount of \$6500, due to the economy and the low demand for these services at this time. Director Davis made a motion to increase dues \$5 per unit, for a total monthly assessment of \$78, seconded by Director Mavity, and the motion failed. (Voting yes was Director Sokolski, voting no were Directors Driscoll, Cheema, Fenner and Ross.)

President Driscoll observed that the Executive Director position for next year has not been fully budgeted, and Ms. Romero stated that additional dollars may be needed to be added to provide for the Executive Director position salary.

Director Mavity stated that he feels, after hearing the points under discussion, that an increase of \$4 may be insufficient, and that the assessment increase amount should be raised. Director Sokolski agreed. Director Ross made a motion, seconded by Director Mavity. (Directors Davis, Sokolski, Fenner and Driscoll voting yes, Director Cheema voting no.) It was,

**RESOLVED, to approve and adopt the 2009 Budget and Reserve Study as presented including the \$20,000 under Capital Improvements for installation of electricity and lights at the North Lake Volleyball Court; and (Exhibit B)**

**FURTHER RESOLVED, to establish the Regular Assessment for each lot at \$936.00, payable in monthly installments of \$78.00, representing an increase of \$5.00 per month; with the "Class "C" Apartments Assessments increased proportionally as well, in accordance with their recorded declaration.**

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Outdoor Furniture at Beach Clubs

Maintenance Manager Lett stated that the furniture at the beach clubs is currently being pressure washed on Thursdays. Executive Director Figeira added that the Association will have a part-time Staff member clean the furniture on Fridays, Saturdays and Sundays next year. Mr. Figeira continued that the furniture needing repair has been pulled, and that any broken straps will be repaired.

Berm by Clearbrook Update

Executive Director Figeira stated that the Association has planted several 5-gallon plants in the berm, which will fill in the area better than the previous 1-gallon plants.

Alderwood School Site Update

Executive Director Figeira stated that he received a call from the IUSD regarding the possibility of the Waldorf School, a private K-12 school possibly bidding for that site. Mr. Figeira has already contacted Waldorf School to confirm this information. Director Ross asked that Staff keep the Board apprised of further developments.

AT&T High Speed TV/Video Services

Reviewed and no action required.

Political Signs

Executive Director Figeira stated that the Association notified all candidates by letter that the Association would pick up all political signs at the close of the polls at 8:00 p.m. on Tuesday, November 4<sup>th</sup>.

City Wireless Ordinance

Reviewed and no action required.

Woodbridge Community Church Sign

Executive Director Figeira stated that he has spoken with the Elders of the Church and the Elders agreed to put river rock on their sign, and the Association will assist them with this endeavor.

Lagoon Water Clarity

Executive Director Figeira stated that Staff is continuing to research options to improve lagoon water clarity, and he will ensure this topic is discussed again before the next summer season.

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**ATTORNEY REPORT**

College Student Rental of WVA Homes

The Board reviewed the revised article regarding the responsibility of the Landlords to register any tenants, to encourage the Landlords to encourage their tenants to adhere to Association Rules and Regulations, and that the Landlords remain responsible for any fines/disciplinary actions caused by tenant's activities. Director Ross asked Mr. Hickey to make some verbiage changes to the article. After the changes are made, the article will appear in the November issue of Reflections.

AB567

Attorney Hickey stated that this Ombudspersons bill was vetoed by Governor Schwarzenegger, stating the very reasons the Association had objected to this "tax" bill.

AB2806

Mr. Hickey stated that this HOA Board Member Education Disclosure Bill was also vetoed by the Governor, who stated he felt it was not necessary.

Other Bills

Mr. Hickey also noted that the Governor also vetoed the low-income assessments bill, which concerned a separate payment plan for homeowners who had evidence that they were delinquent.

The Governor also vetoed a bill regarding short term rentals document amendments.

**MANAGERS NOTES**

The Laurels Condominium Guest Parking Memorandum

The Board reviewed Community Relations Manager Steeb's memorandum which explained that a Laurels homeowner must use a permit to enable guests to park inside the complex, or a guest may park on a City street, and if any car is found in the complex common area without a permit, it will be towed.

Adults 18-21 Card Memorandum

The Board reviewed the memorandum and examples of facility identification cards for adults aged 18-21 to enable them to access Family facilities, without using a parent's card. The Board requested minor changes to the name of the card, i.e., "18 to 21 Card",

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“Limited to Family Facilities.” This proposed Rule will be published in the October Board Summary and be added to the December 3, 2008 agenda for adoption. Director Davis made a motion, seconded by Director Fenner, passing unanimously. It was,

**RESOLVED, to approve in concept and with suggested name changes the proposed Rule to implement an 18 to 21 Card, Limited to Family Facilities, to allow members 18 to 21 access into Family facilities.**

Red Cross e-Mail

President Driscoll suggested that perhaps the Association might want to re-think the tentative scheduling of the next Red Cross blood drive on March 17, 2009 (St. Patrick’s Day). Recreation Manager Redington noted that the blood drive date might be able to be changed to March 20<sup>th</sup>.

Parking for the Woodbridge High School Run

Director Mavity noted that it is next to impossible to navigate some of the neighborhood streets due to the many participant and spectator vehicles parked on Woodbridge streets during the annual Woodbridge High School Run. Recreation Manager Redington stated that he has informed the High School officials that Woodbridge needs to be notified of the race time and route and other details, to ensure that Woodbridge streets are not too congested.

Director Mavity requested the Staff contact the Irvine Police, The Irvine City Council, the IUSD School Board and the Woodbridge High School Principal by letter, requesting resolution of the problem.

Board and Committee Holiday Party

Mr. Figeira polled the Board to see if they would prefer a brunch or a dinner. Staff will research brunch, dinner and location options and report back to the Board.

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**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 October 1, 2008 Regular Session of the Board of Directors' Meeting at 9:20 p.m.**

Submitted By:

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Robert N. Figeira - Secretary

Attest:

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Carolyn Driscoll - President