



Approved  
Board of Directors  
November 7, 2007

**MINUTES OF THE  
REGULAR SESSION  
BOARD OF DIRECTORS' MEETING  
OCTOBER 3, 2007**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, October 3, at 7:35 p.m., at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:12 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update; 2) Non-Judicial Foreclosures 3) Single-Family Home Use Legal Issues 4) Church Parking Agreements and City Requirements 5) Spurgin Claim 6) Nancy Baker Fence Arrangement 7) Possible Retention Basin Contract 8) South Lake Bridge Renovation Contract update.

The following Directors were present: Dale Cheema, Carolyn Smith Driscoll, Don Davis, Bob Woodings and Dick Fenner. Also present were: WVA Executive Director, Robert N. Figeira; WVA attorney, Bill Hickey; Acting Community Relations Manager John Steeb; Controller Carrie Romero, Facilities Manager Joe Pagan and Recreation Manager Ralph Redington. President Ross and Director Mavity were absent due to vacations.

**Regular Board Meeting  
October 3, 2007**

**SPECIAL PRESENTATIONS**

Mr. Mike Chronley and Mr. Chris Crosson, volunteers for Woodbridge High School Boosters Club, presented information regarding the Boosters club's Half Marathon event on December 8<sup>th</sup>, 2007 in Woodbridge. Mr. Chronley and Mr. Crosson requested the following: 1) To have a notice published in November's issue of Reflections, with the insertion fee of \$475.00 waived. 2) To use the lawn area adjacent to North Lake Gazebo for their Expo show. 3) To have an article placed in the December newsletter to alert residents to traffic constraints between the hours of 7 am and Noon on race day. A motion was made by Director Davis, seconded by Director Fenner, and passed unanimously. It was,

**RESOLVED, that due to a large number of Woodbridge residents who participate in the race, the Woodbridge High School Boosters Club (WHSBC) can use the WVA North Lake Gazebo area for their December 8<sup>th</sup> Marathon. RESOLVED FURTHER that WHSBC name Woodbridge Village Association as an additional insured under it's liability policy, and that WHSBC may include a flyer in the November issue of Reflections with the insertion fee of \$475.00 waived, along with a brief article about traffic controls during the race.**

**ORAL COMMUNICATIONS**

Late Night Fishing

Jill Juedes, an 8 year resident, presented her issue regarding late night fishing. She stated that she believed that some of the existing "No fishing" signs should be moved to different areas so as to be more effective in deterring late night fishing and smoking near her home on North Lake. Executive Director Figeira stated that two

**Regular Board Meeting  
October 3, 2007**

more signs are on order and that the signs will be placed on bollard lights surrounding Ms. Juedes' home.

**ADDITIONS AND DELETIONS**

Director Davis stated that under the topic "Old Business", he would like to add Status of Cameras at Facilities and he removed Consent Calendar item number 3, the California Legislation Action Committee Donation.

**CONSENT CALENDAR**

A motion was made by Director Driscoll, seconded by Director Cheema to approve Consent Calendar items number 1,2 and 4, and passed unanimously. It was,

- 1). **RESOLVED to approve the amended Minutes from the Regular Board of Director's meeting held September 5, 2007.**
- 2). **RESOLVED to approve the recordation of liens for delinquent assessment on the following property:**  

**09884-019-02**
- 4). **RESOLVED to approve the contract with Premier West Contractors, Inc. to slurry seal, repair and re-stripe the three facilities @ Blue Lake Swim Club North Lake Tennis Club and North Lake Beach Club at a cost of \$96,500 funding from reserves.**

**Regular Board Meeting  
October 3, 2007**

The following item was removed from the Consent Calendar and discussed individually.

- 3). Resolve to approve the annual donation of \$5,000 to the California Legislation Action Committee of the Community Associations Institute.

Director Davis asked that this item be brought back to the Board of Directors at the November meeting. Director Davis felt that Director Mavity could provide some insight into this recommendation.

**FINANCIAL STATEMENTS**

The Board reviewed the August 2007 Financial statements. Controller Romero responded to questions regarding various line items. A motion was made by Director Fenner, seconded by Director Driscoll, and passed unanimously. It was, **RESOLVED, to accept the Financial Statements for August 2007 as presented. (Exhibit A).**

**LIEN FORECLOSURE**

Vice President Woodings 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 on the lien for the following accounts:

**10371-197-01 and 09393-078-01**

**COMMITTEE MINUTES**

Architectural Committee

Reviewed and no action required.

Finance Committee

Reviewed and no action required.

**Regular Board Meeting  
October 3, 2007**

Facilities Committee

Reviewed and no action required.

Recreation Committee

The committee minutes were reviewed and then Vice President Woodings made a motion, seconded by Director Davis, and passed unanimously. It was,

**RESOLVED, Fran Bakst be appointed to the Recreation Committee.**

**OLD BUSINESS**

**Sprinkler/Water Park**

Director Driscoll related how she, Executive Director Figeira, Recreation Manager Redington, and resident Karen Bunnell met with a contractor from Mission Pools to discuss the proposed park. Director Driscoll stated that Blue Lake would be an excellent alternative site since it has separate access and is removed from the street. Executive Director Figeira stated that he and Recreation Manager Redington will attend the Water Park tradeshow in Palm Springs October 25<sup>th</sup>.

Director Davis asked how susceptible the Water/Sprinkler park would be to vandalism. Executive Director Figeira stated that the features he had seen appear sound and that he had not seen any damaged structures as yet.

Attorney Hickey briefly summarized the funding options detailed in his memorandum: 1) A bank loan, which would have to be unsecured, unless a vote of the membership were taken, 2) A Special Capital Improvement Assessment, or as part of the Regular Assessment Budget, or 3) borrow from reserves, which must be paid back within 2 to 3 years. Director Fenner stated that the Association has never borrowed money for this type of improvement, and that he believes a bank

**Regular Board Meeting  
October 3, 2007**

loan would be out of the question. He went on to say that he believes a special assessment is only appropriate for extraordinary circumstances. Director Fenner explained that he doesn't like the idea of using reserves for this expenditure, and that establishing a sinking fund should be considered. Vice President Woodings stated that the tradeshow would be useful so that staff can study how other Associations are addressing financial and other aspects of this issue, and that due to the significance of this topic, further action may be deferred until next month when the absent Board members return.

Overnight Parking Rule Update

Executive Director Figeira stated that there had been no comments from residents on the rule, to date.

Exhibit E Fences & Gates

Executive Director Figeira stated that staff is finishing gathering information and that this will be addressed next month.

Springacre Park

Executive Director Figeira stated that arrangements have been made to take pictures of the Board with the new equipment on Wednesday, October 17th.

Status of Cameras at Facilities

Director Davis asked about the cameras at Blue Lake; Executive Director Figeira explained that one camera is not working, and that he will report back next month to update the Board.

**Regular Board Meeting  
October 3, 2007**

**NEW BUSINESS**

The Board reviewed the *Community Services Field Summary* report for August 28, 2007 through September 24, 2007 and the *Front Gate and Spa Usage* report.

The Board reviewed the Lakes Monthly Summary for August 28, 2007 through September 25, 2007.

**2008 Budget**

Controller Romero stressed the importance and urgency of the budget issues before the Board. Vice President Woodings stated that he felt that all Board members should be present before the budget is adjusted. A Special Board Meeting to discuss the 2008 Budget was proposed to be called by the Vice President and Executive Director for Wednesday, October 17<sup>th</sup> at 6:30 pm to consider the budget.

**COUNTY, CITY, SCHOOL DISTRICT AND THE IRVINE COMPANY**

**Great Park Annual Report**

Reviewed and no action required.

**OCTA Stakeholder Working Group**

Reviewed and no action required.

**ATTORNEY REPORT**

Attorney Hickey stated that SB528 (Common Interest Development – Open Meetings) has been signed, and will be effective on January 1, 2008. A key point of this bill is that any action should not be taken on any item unless the item is on the published agenda. There is an exception for emergencies and other needs for immediate action. As of January 1, 2008, the Agenda must be posted on the Community Center Bulletin Board and should be posted on the Association Website,

**Regular Board Meeting  
October 3, 2007**

as well, on the Friday before a Board Meeting. Executive Director Figeira explained that a copy of the Agenda is always displayed at the front desk on the Friday before a Board meeting.

Senator Harman Visit

The Senator's visit is scheduled for breakfast at 7:45 am on October 18<sup>th</sup>, 2007. The location is yet to be determined.

IUSD/Alderwood School Memo/Annexation

The Board reviewed Attorney Hickey's memo regarding the Alderwood site, and whether the Association could deny annexing land if it is planned for affordable housing. Attorney Hickey is still in the process of studying multiple regulations and will report back later to the Board.

**MANAGER'S NOTES**

Landscape Committee

Director Fenner stated that he had heard differing views expressed by staff regarding the formation of a landscape committee, and its possible effect on day-to-day operations. He stated that Bill Riley said that he felt a committee might be useful for special projects; the area by the 405 freeway as an example, but not for day-to-day operations. Director Fenner stated that the committee could be helpful in the planning for long-range issues. Vice President Woodings stated that the concept of a landscape committee is in the charter of the Facilities Committee. Executive Director Figeira stated that he would provide a copy of all of the Committee charters at next month's Board meeting.

**Regular Board Meeting  
October 3, 2007**

**ADJOURNMENT**

There being no further business to discuss, a motion to adjourn was made by Director Davis, seconded by Director Cheema, and passed unanimously. It was, **RESOLVED, to adjourn the October 3, 2007 Regular Session of the Board of Directors' Meeting at 8:45 p.m.**

Submitted By:

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Robert N. Figeira - Secretary

Attest:

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Robert Woodings, Vice President