



APPROVED  
BOARD OF DIRECTORS  
DECEMBER 2, 2009

**MINUTES OF THE  
REGULAR SESSION  
BOARD OF DIRECTORS' MEETING  
November 4, 2009**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, November 4, 2009 at 7:40 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:30 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update 2) Legal Issues: Fence Violation Issue, Insurance Coverage Matters, Woodbridge Federal Trademark Renewal, WVA Parking Requirements and Agreement, Ashwood Well Easement Monitoring Request, and Royal Street Berm Encroachment Update. 3) Personnel Matters.

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

**ORAL COMMUNICATIONS**

**Southern California Half Marathon**

Julie Windham of 26 Woodsorrel addressed the Board regarding the Southern California Half Marathon, sponsored by the Woodbridge High School Athletic Boosters, which is scheduled for January 9, 2010. Ms. Windham stated that the Boosters appreciate the support for the half marathon that Woodbridge provides every year, and asked the Board if an article and flyer advertising the marathon could be inserted in

December's edition of *Reflections*, and asked if the insertion fee could be waived. After a brief discussion, a motion was made by Director Davis, seconded by Director Sokolski, and passed 6/0. It was,

**RESOLVED, to approve the request by the Woodbridge High School Athletic Boosters to include an article and a flyer in the December issue of *Reflections* and to waive the insertion fee of \$475.00.**

Association Dues Issue

Monique Stamas of 183 Rockwood spoke to the Board regarding her account billing dispute with the Association. President Smith Driscoll informed Ms. Stamas that the Regular Session Board Meeting was not the correct forum in which to resolve this issue, but that the Association would be willing to participate in Internal Dispute Resolution (IDR) regarding this matter. Ms. Stamas verbally accepted the offer to participate in IDR and Executive Director Chudy agreed to schedule a date for IDR.

Springvale Pool

Henry Davis of 1 Bridgewood addressed the Board regarding alleged late night disturbances at Springvale Pool. Mr. Davis, noting this subject is not an "Agenda" item, requested that the Board consider, at a later Meeting, changing the operating hours of Springvale Pool, possibly closing the pool at 10:00 p.m. each day.

**CONSENT CALENDAR**

A motion was made by Director Mavity, seconded by Director Davis, passing 6/0. It was,

- 1) **RESOLVED, to accept the minutes from the Regular Board of Directors Meeting held October 7, 2009.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 09138-008-02, 09280-045-02, 09393-017-02, 10341-139-02, 10345-032-01, 10347-002-03, 10365-032-01, 11626-071-01, 11669-064-01 and 10339-022-01.**

- 3) **RESOLVED, to approve the purchase from CDW Direct for a new battery back up system for the Association servers, with a cost of \$4,517.53 with funding from Capital Improvements.**
- 4) **RESOLVED, to appoint Philip Rudy to the North & South Lake Architectural Committees for a (2) two-year term.**

Regarding Consent Calendar item number 3, the Board directed Staff to determine if there is scrap/trade in value in the old battery back up system, and report back to the Board.

### **FINANCIAL STATEMENTS**

The Board reviewed the September 2009 Financial Statements. Controller Romero briefly reported on various line items. A motion was made by Director Katz, seconded by Director Mavity, passing 6/0. It was,

**RESOLVED, to accept the Financial Statements for September 2009.**

**(Exhibit A)**

### **LIEN FORECLOSURE**

Vice President Cheema 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) **10342-064-01 and 2) 12090-012-02.**

### **COMMITTEE MINUTES**

#### **Architectural Committee**

Architectural Committee Chair Henry Myers reported that the Architectural Committee had seen an interesting presentation regarding a new fencing material called "TimberWolf", which is made from post consumer recycled fiber and plastic materials. Mr. Myers noted that Village Glen Maintenance Association had received approval to install this type of fencing, and the Board requested to be notified as to when Village Glen completes the installation so the Board can review the fence material. Executive Director Chudy will inform the Board when installation is completed.

Finance Committee

Reviewed and no Board action required.

Facilities Committee

Reviewed and no Board action required.

Recreation Committee

Recreation Manager Ralph Redington noted that an article is being published in the December edition of the *Reflections* newsletter concerning the alleged late night disturbances at Shorebird Pool. The article will ask for resident comments regarding possibly closing Shorebird Pool at 10:00 p.m. Sunday through Thursday and at midnight on Friday and Saturday.

The Board directed Staff and the Recreation Committee to research options for global standards/policies to apply to all pool facilities regarding noise/hours of operation, etc. Executive Director Figeira suggested the possibility of using alternating pool closure schedules for 24 hour pool facilities, similar to the current Woodbridge swimming lesson schedule. The Staff and the Recreation Committee will research all options and report back to the Board.

Timber Run Tennis Court Lights Update

Executive Director Chudy noted that this issue will be reviewed by the Recreation Committee again next month with a possible recommendation for the Board of Directors forthcoming.

**OLD BUSINESS**

2010 Annual Budget Summary

Controller Romero noted that the 2010 Annual Budget Summary and related disclosure will be sent to homeowners with their December's billing statements.

Blue Lake Swim Club Water Feature Update

Executive Director Chudy stated that he is still waiting to hear from the Orange County Health Department as to the disposition of the WVA application for approval of the water feature.

## **NEW BUSINESS**

### **Community Services Field Summary and Lakes Update**

The Board reviewed the *Community Services Field Summary* report for September 30 to October 28, 2009. The Board also reviewed the *Front Gate and Spa Usage* report. The Board also reviewed the Lakes Update from October 6 to October 20, 2009.

### **North and South Lake Lagoon Water Clarity Update**

Executive Director Chudy stated that Staff is in the process of receiving bids for a water quality consultant, and will report to the Board when all bids have been received.

### **WiFi in WVA Facilities**

Mr. Chudy reported that the necessary components for the WiFi network at Stonecreek Swim Club have been received and should be installed within a few weeks. He expects the network to be available later this fall. The Board directed Staff to arrange a ribbon cutting ceremony for the Board when the WiFi network becomes available.

### **Proposed Garden Club Rules Update**

Executive Director Chudy noted that the Proposed Garden Club Rules resolution will be up for consideration of adoption at the December 2<sup>nd</sup> Board Meeting. President Smith Driscoll requested that Mr. Chudy send her a copy of the draft of minor changes/amendments made by the Board at the October meeting, and as published in the Board Summary.

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

### **IUSD – Alderwood School Site Update**

Executive Director Chudy reminded the Board that a lunch meeting has been scheduled for Tuesday, November 17<sup>th</sup> with the Board, Carl Morabito and other representatives of William Lyon Homes. The new home designs and neighborhood park funding are two of the several topics that will be discussed.

The Board suggested that Mr. Chudy and Executive Director Figeira meet with the new City of Irvine Director of Community Services right away to discuss the City process. Mr. Chudy will schedule a meeting and possibly a tour of Woodbridge with the new Director of Community Services.

Mr. Chudy also noted that he would be attending the City Council Scoping Session on November 10<sup>th</sup> to testify on behalf of the Association.

Woodbridge Shopping Center Article and Mobil Station Demolition Update

Executive Director Chudy noted that there has been much progress with the demolition of the Mobil Station. Mr. Chudy is still endeavoring to obtain a written progress report from The Irvine Company regarding the Woodbridge Shopping Center to be published in *Reflections*.

Mr. Chudy reported that he was informed that the Carl's Jr. Restaurant on Barranca had their lease renewed for 3 years, and so will be remaining at their current location for some time.

**ATTORNEY REPORT**

AB473 – Attorney Hickey stated that the Governor had vetoed this Commercial Facilities Recycling Bill.

AB1328 – Mr. Hickey reported that the Multi-Year – Water and Energy Contracts Bill had also been vetoed by the Governor.

Proposed Revised Election Rules and Bylaw Amendment Update

Executive Director Chudy noted that the Proposed Revised Election Rules and Bylaw Amendment will be up for consideration of adoption at the December 2<sup>nd</sup> Board Meeting.

**CORRESPONDENCE**

Springvale Pool Operating Hours

Discussed during Oral Communications.

**MANAGER'S NOTES**

Flu Shots Update

Executive Director Chudy reported that the Association has not been able to obtain flu shots as yet. If flu shots become available, Mr. Chudy will inform the Board.

Proposed Committee Holiday Party

Mr. Chudy confirmed with the Board the Committee Holiday Party scheduled for 6:00 p.m., December 9<sup>th</sup> at Waters Restaurant, and noted that invitations would be mailed next week.

SCE Proposed Padmount Equipment Landscape Screening Project

Executive Director Chudy reported that, after inspecting the locations of existing above ground SCE equipment boxes, the setbacks required by SCE for landscape screening around these boxes are extremely large, and that any changes of this type could make these existing boxes more noticeable and the surrounding areas unsightly. Mr. Chudy noted that he believes that the proposed landscape changes do not appear to be acceptable for Woodbridge neighborhoods. He noted that he had left a message for an SCE representative, but had not heard back yet.

Lunch with Mayor of Irvine

Mr. Chudy noted that he will arrange a lunch with Mayor Kang and the Board of Directors within the next few weeks.

**DIRECTOR'S COMMENTS**

Double Parking at South Lake Beach Club

Community Relations Manager John Steeb announced that the signs to create a small loading/unloading zone near the secondary entrance gate at South Lake Beach Club have been installed by the City of Irvine.

**ADJOURNMENT**

There being no further business to discuss, a motion to adjourn was made by Director Davis, seconded by Director Katz, and passed 6/0. It was,

**RESOLVED, to adjourn the November 4, 2009 Board of Directors' Meeting  
at 8:58 p.m.**

Submitted By:

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Kevin K. Chudy – Secretary

Attest:

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Carolyn Smith Driscoll - President