



Approved
Board of Directors
December 3, 2008

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
November 5, 2008**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, November 5, 2008 at 7:30 p.m. at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 5:50 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, WVA Parking Variance and Blair Injury Claim and Driveway Repair Issue, 4) Personnel issue. The following Directors were present: Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, 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. Director Ross was vacationing.

ORAL COMMUNICATIONS

Mr. Mike Chronley, Chairman for the Woodbridge High School Boosters Club, presented information regarding the Boosters Club's Half Marathon event on January 10, 2009, in Woodbridge. Mr. Chronley requested the following: 1) To have a Notice published in December's issue of Reflections, with the insertion fee of \$475.00 waived. 2) To have a race flyer inserted into the December newsletter. 3) Use of the North Lake Gazebo. A motion was made by Director Davis, seconded by Director Cheema, 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

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(WHSBC) can use the WVA North Lake Gazebo area for their January 10, 2009 Marathon.

RESOLVED FURTHER that provided WHSBC name Woodbridge Village Association as an additional insured under its liability policy, WHSBC may include an article and a flyer in the December issue of Reflections with the insertion fee of \$475.00 waived.

Irvine Regional Hospital

Robert Freed, M.D., a doctor of Rheumatology at Irvine Regional Hospital spoke regarding the impending closure of the Irvine Regional Hospital, and the fact that after the hospital closes and even when Hoag Hospital takes over, there will not be a cardiac care program in Irvine. Dr. Freed also stated the nearby Kaiser Hospital does not have a cardiac care unit. Dr. Freed believes this situation does not meet the high standard of health care that Woodbridge and Irvine deserves, and he requested that the Executive Director write a letter to the City Council.

President Driscoll requested that, if possible and appropriate, Mr. Figeira invite representatives from Kaiser and Hoag Hospitals (Dr. Afbale is the Hoag Administrator) to attend the next Board Meeting and to speak regarding the hospital closure.

The Board also requested Mr. Figeira publish the hospital closure information in Reflections and in the Board Summary.

Resident Dr. Ron Grossman was also present at this evening's meeting to show his support.

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 October 1, 2008.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 08968-022-01, 09009-039-01, 09140-003-01, 09657-076-02, 10343-030-02, 10343-091-02, 11669-062-03, 12012-015-03, 12081-024-01, 12090-012-02, and**

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15525-009-02.

- 3) **RESOLVED, to authorize Director Ross to attend the CAI 30th Annual Community Association Law Seminar.**

FINANCIAL STATEMENTS

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

LIEN FORECLOSURE

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

- 1) 15525-003-02.

COMMITTEE MINUTES

Architectural Committee

Reviewed and no Board action required.

Finance Committee

The Board reviewed the Finance Committee's recommendation for either hiring a landscape designer or architect or to conduct a resident contest to get design concepts for renovating Woodbridge Entry Monument Signs landscaping. After discussion, the Board decided to take no action on this at this time.

Facilities Committee

The Board reviewed the Facilities Committee minutes. Director Fenner stated that he met with the Facilities Committee to discuss a possible Landscape Committee. Director Fenner noted that a Landscape Committee would be ideal for reviewing landscaping at entry monuments signs, along with reviewing other landscape areas and notifying Staff of

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any issues. Director Davis agreed. Director Mavity stated that there is no rush for this initiative, as it is almost winter-time. Director Fenner stated he would outline his ideas and present them to the Facilities Committee.

Recreation Committee

Reviewed and no Board action required.

OLD BUSINESS

Gates in Fences Rule

Mr. Figeira stated that the details of the Gates in Fences Rule implementation are noted in his Memorandum. Community Relations Manager Steeb stated he had received no comments since the latest publication. After brief discussion, Director Fenner made a motion, seconded by Vice President Cheema, with Directors Sokolski and Driscoll voting yes, and Directors Davis and Mavity voting no, passing 4-2. It was,

RESOLVED, to amend Section 3-222 (l) of the Woodbridge Architectural Guidelines and Standards, and to add Section 3-222 (m) to read, in their entirety as detailed on Exhibit "B" to these minutes and incorporated herein by reference. (Exhibit B)

RESOLVED FURTHER, that the Association publish the Rule amendment in accordance with the requirements of the California Civil Code and the Rule shall therefore be effective.

South and North Lake Water Quality

The Board reviewed the resident's e-Mail concerning his observation about the South and North Lake water and reviewed Executive Director Figeira's memorandum regarding the operations and maintenance procedures regularly performed on both lakes. Mr. Figeira stated that he believes there is no significant silt in either lake, since there is no runoff or drainage into our lakes, except in a 50-year storm. Mr. Figeira reported that a blue coloring agent is occasionally added to the lakes in order to retard bottom weed

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growth. Mr. Figeira added that our fish population continues to spawn, which demonstrates the lake water is in good condition. No Board action was required.

WVA Parking

The Board reviewed the letter from Reverend Paul Tellstrom of Irvine United Congregational Church thanking the WVA for re-surfacing their parking lot and improving their landscaping, all in accordance with the new Agreement. No Board action was required.

Adults, 18-21 Year Old Card

Mr. Figeira noted that this topic would be discussed for adoption at the next Board Meeting.

WVA Concert Update

Mr. Figeira stated that he is still corresponding with the City of Irvine about this, and that the City will most likely address this topic in earnest after the holidays.

Blue Lake Swim Club Spin And Splash

Recreation Manager Redington stated that the Spin and Splash feature has been working since the vendor installed a new diaphragm. It still takes too many turns to get the feature to pour water from the top buckets. Mr. Figeira noted that the Association will probably not pay the vendor for the equipment until next summer, until we have ascertained that the feature will continue to work.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for September 24, 2008 to October 28, 2008 and the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Monthly Summary for October 7 through October 28, 2008.

Woodbridge Sign Program

Director Fenner stated that he believes the sign that Woodbridge Community Church has currently is actually very nice, and matches the building, whereas if the Church were to be made to change the sign to incorporate river rock, the sign could look worse. Executive Director Figeira showed the Board pictures of various area signs, some with river rock and some without. Executive Director Figeira believes

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the signs with river rock give the Woodbridge area a feeling of community identity. Director Mavity stated that the river rock sign program is in the original zoning requirements, so the City of Irvine has been negligent in enforcing this. Director Sokolski agreed. No action was taken.

COUNTY, CITY, SCHOOL DISTRICT AND THE IRVINE COMPANY

AT&T High Speed TV/Video Services

Reviewed and no action required.

Political Signs

Director Cheema reported that he had received calls from residents regarding political advertising in Reflections. Some residents had the misperception that Woodbridge Village Association was endorsing candidates, even though a disclaimer disavowing any endorsement of candidates, of the appropriate font size, is printed under each political ad.

Alderwood School Site Update

Executive Director Figeira noted that he had information that a church may also offer to buy the land.

Lagoon Water Clarity Update

Mr. Figeira noted that in January or February, a report on the lagoons would be presented to the Board for discussion.

ATTORNEY REPORT

Delinquent Assessment Collection Policy

The Board reviewed the revised Delinquent Assessment Collection Policy for 2009. After discussion, a motion was made by Director Mavity, seconded by President Driscoll, and passed unanimously. It was,

RESOLVED, to approve the Delinquent Assessment Collection Policy for the 2009 year, as amended, which will be included in the 2009 Budget mailing distributed to residents with their December billing statements. (Exhibit C)

CORRESPONDENCE

Reviewed and no Board action required.

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MANAGER'S NOTES

The Board reviewed the letter from Laurie Kraus thanking the Board for including the project to install lights at the North lake volleyball courts in the 2009 Budget.

Revenue Alternatives for 2009

Executive Director Figeira briefly summarized various ideas for bringing in additional revenue to the Association. More information will be brought to the Board in the next few months.

Reschedule April 1st Board Meeting

Mr. Figeira noted that he would be out of the country April 1st, and would like to postpone the Board Meeting until April 8th. This topic will be discussed further at next month's meeting.

Flu Shots

Community relations Manager Steeb compiled a list of all Board Members and family members who will be getting flu shots on November 11th.

Committee Holiday Party

Mr. Figeira noted that the Committee Holiday Party would be at Waters at 6:00 p.m., on Wednesday, December 10th.

ADJOURNMENT

There being no further business to discuss, a motion to adjourn was made by Director Sokolski, seconded by Vice President Cheema and passed unanimously. It was,

**RESOLVED, to adjourn the November 5, 2008 Regular Session of the
Board of Directors' Meeting at 8:45 p.m.**

Submitted By:

Robert N. Figeira - Secretary

Attest:

Carolyn Driscoll - President