



Approved
Board of
Directors
January 7, 2009

**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
December 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, December 3, 2008 at 7:30 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) Bad Debt Write-Offs 3) Legal Issues: Beach Club Fire Pit Matters, WVA Parking Variance, Blair Injury Claim; and Driveway Repair Issue, 4) Personnel Issues. The following Directors were present: Dale Cheema, Don Davis, Dick Fenner, Bill Mavity, Gene Sokolski and Barry Ross. 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. President Driscoll was on Maternity leave. Director Ross was appointed by the other Directors present to act as temporary chairman and call the meeting to order, in President Driscoll's absence.

SPECIAL PRESENTATIONS

Red Curbs at Intersections

Mr. Jim Lizzi, Senior Traffic Engineer for the City of Irvine, spoke regarding the need to occasionally paint the curbs red at some Woodbridge corners, intersections and sidewalk access ramps, and the need to notify the Woodbridge Village Association before doing so. Mr. Lizzi specifically mentioned the corner of Pebble and Fallingstar being of current concern

Mr. Lizzi stated that some residents expressed interest in having more curbs painted red, for safety reasons, then the residents called the Maintenance Association Board

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President and complained about the proposed red curbs. Mr. Lizzi wants to ensure that he follows any established protocol to notify Woodbridge about proposed red curbs within Woodbridge before the City paints the curbs. Director Mavity noted that he would like the Board of Directors to be consulted before the City paints curbs red, but that it was ultimately a City decision. Director Fenner agreed that he felt that the City, and not the Association, should make decisions regarding safety needs and additional red curbs within Woodbridge. Director Davis also agreed with Director Fenner.

Mr. Lizzi stated that he would email the Association as a courtesy to notify the WVA of curbs that will be painted red within Woodbridge, prior to doing so.

Director Davis and Mr. Lizzi briefly discussed the movement afoot to create parking districts in the UCI area. If this initiative were to be passed, City parking districts would be limited to permit parking in the UCI area and the City would be authorized to levy fines in the UCI locale.

T-Mobile Wireless Cell Site

Mr. Pete Ferraro, a Project Manager with Reliant Land Services, representing T-Mobile, spoke concerning the need for a T-Mobile cellular antenna to serve residents who are T-Mobile customers. He stated T-Mobile is proposing an antenna in Springacre Park, either to be mounted on a light standard, installed in a yet to be built clock tower, or perhaps on a Monopine cell antenna.

Mr. Ferraro briefly outlined the relative safety of the cell antennas and accompanying radio frequency energy.

Attorney Hickey stated that an amendment concerning cell phone antennas passed four years ago, but limits the leasing of land for cell site purposes to the Woodbridge Community Center site, and that the proposed T-Mobile initiative would require 2/3 membership approval, and a new amendment.

Director Fenner asked how a lease agreement with T-Mobile would benefit all parties, besides the T-Mobile subscribers, and what the financial impacts were. Mr. Ferraro stated that he is not prepared to address financial issues at this time, but is very interested in pursuing the issue soon.

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Director Ross directed Staff to obtain more information. In addition, Directors Fenner and Mavity were appointed as an ad hoc sub-committee to work with Mr. Figeira and T-Mobile representatives in researching this potential T-Mobile initiative.

CONSENT CALENDAR

A motion was made by Director Cheema, seconded by Director Fenner, passing unanimously. It was,

- 1) **RESOLVED, to accept the minutes from the Regular Board of Directors Meeting held November 5, 2008.**
- 2) **RESOLVED, to approve the recordation of liens for delinquent assessments for the following accounts: 09211-001-03, 09211-006-02, 09393-007-02, 09595-013-02, 10160-028-02, 10160-046-04, 10161-008-02, 10338-067-02, 10342-036-02, 10348-016-01 , 10348-098-01, 10359-203-02, 11654-086-02, 11666-048-01 and 11672-053-02.**
- 4) **RESOLVED, to contract with R&B Products USA to purchase a J-3000 high pressure plumbing jetter with a cost of approximately \$2,400.20 with funding from reserves.**
- 5) **RESOLVED, to approve the engagement proposal from Inouye, Shively & Longtin Certified Public Accountants, at a cost of \$11,000.00 for the audit and tax returns for the year ended December 31, 2008.**
- 6) **RESOLVED, effective October 1, 2008, to ratify and authorize the Association entering into the Electronic Assessment Processing Agreement with Union Bank.**

The following items were removed from the Consent Calendar and discussed individually.

- 3) RESOLVE to contract with Security Solutions to replace the security cameras at the Blue Lake Swim Club with a cost of approximately \$10,090.28 with funding from reserves.

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Director Davis asked what would be done with the cameras that were being replaced. Executive Director Figeira stated that the replaced cameras would be kept in reserve. A motion was made by Director Davis, seconded by Director Fenner, and passed unanimously. It was,

RESOLVED, to contract with Security Solutions to replace the security cameras at the Blue Lake Swim Club with a cost of approximately \$10,090.28 with funding from reserves.

7) RESOLVE to add to Chapter 6, Recreation Facilities, Section 6-132, a new subsection (f): Family Facility ID Cards may be issued to 18-21 year olds.

Mr. Hickey stated this proposed Rule Amendment had been published in accordance with the requirements of the California Civil Code 1367, and that no comments had been received by the Recreation or Community Facilities Managers.

After the Board briefly discussed the exact title of the 18-21 Family Facility card, Director Fenner made a motion, seconded by Director Sokolski, and passed unanimously. It was,

RESOLVED, to add to Chapter 6, Recreation Facilities, Section 6-132, a new subsection (f): Facility Identification Cards may be issued to 18-21 year olds, which will allow their access to these facilities during all times they are open, including those times when they are not staffed with life guards. The cards will contain the name and birth date of the cardholder.

RESOLVED FURTHER, that the new Rule be published to all Members and will be effective upon such publication.

FINANCIAL STATEMENTS

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

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

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COMMITTEE MINUTES

Architectural Committee

The Board reviewed the Architectural Committee's recommended changes to the Patio Covers/Sunshades Rule for 2009, which include removing "Canopies/Sunshades" from the title, amending approved materials and various verbiage changes.

Executive Director Figeira noted that he would email to the Board addresses of homes that had applied for and were approved for patio covers made with vinyl products. After discussion, Director Mavity made a motion, seconded by Director Davis, and passed unanimously. It was,

RESOLVED, to continue this agenda item until February 2009, after receiving further Attorney, Staff and Committee input on the proposed amendments.

Finance Committee

Reviewed and no Board action required.

Facilities Committee

The Board briefly discussed the proposed concept of hiring a landscape architect to address the design of Woodbridge monument entry areas. Executive Director Figeira and Maintenance Manager Tim Lett stated that they feel a landscape architect is not necessary.

Director Davis observed that the Facility Committee doesn't feel comfortable with their level of expertise when it comes to landscape design. No Board action was taken.

Recreation Committee

Recreation Manager Ralph Redington stated that Bob Davis has resigned from the Recreation Committee, after serving 25 years on the Committee.

OLD BUSINESS

WVA Concerts Update

Executive Director Figeira stated that the City of Irvine is working with him regarding concert locations.

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NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for October 29, 2008 to November 25, 2008, and the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Monthly Summary for November 4 through November 18, 2008.

Clarification to the Regulation for Infants Rubber Pants in the Lagoon and Pools

The Board reviewed the handout regarding the proposed Rule revision of the regulation for rubber pants or swim diapers in the Lagoon or Pool facilities. The proposed Rule will be published in the December Board summary and in the January edition of Reflections, and will be up for adoption at the February 4, 2009 Regular Board Meeting. After discussion, Director Fenner made a motion, seconded by Director Sokolski, passing unanimously. It was,

**RESOLVED, to consider the following amendment to the Lagoon and
Pool Rules regarding Infants Rubber Pants:**

Section 6-13 Lagoon Rules

(a) **Children** who are not toilet trained must wear waterproof rubber pants with their diapers OR SWIM DIAPERS at all times in the water.

Section 6-131 General Rules

(a) Children who are not toilet trained must wear waterproof rubber pants with their diapers, OR SWIM DIAPERS at all times in the water.

Revenue Alternatives for 2009

The Board reviewed the memo regarding concepts for potential alternate revenue sources. The Board decided to continue this agenda item until next month.

Irvine Regional Hospital Closure

Executive Director Figeira and Attorney Hickey stated that they had researched the hospital emergency questions and found that the new Hoag Hospital, when opened, will have emergency care for heart patients, but that it will not have the capability to perform open heart massage, and other similar procedures, if necessary. No Board action was taken.

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COUNTY, CITY, SCHOOL DISTRICT AND THE IRVINE COMPANY

Public Notice - El Toro Air Station

Reviewed and no Board action necessary.

IUSD – Alderwood School Site Update

Mr. Figeira distributed a copy of a letter he had received from IUSD legal counsel regarding an update on the status of the IUSD request for proposals concerning the sale of it's Alderwood Property. The letter stated that the IUSD would be presenting all proposals and recommendations to the IUSD Board on December 9th. No Board action was taken.

AT&T High Speed TV/Video Services

Reviewed and no action required.

Lagoon Water Clarity Update

Executive Director Figeira noted that the lagoons are usually shut down 40% of the time, in the summer, due to water clarity issues. Mr. Figeira continued that it would cost approximately \$50,000 - \$60,000 to bring the concrete level of the lagoon to three feet, the assumed required depth, and then clarity would not likely then be an issue. The Board requested that Staff research the depth requirements and costs and present the Board with a proposal early next year.

ATTORNEY REPORT

Legislative Update

Mr. Hickey stated that the CAI Annual Planning Conference Minutes stated that the Director's Education Bill was still a priority, but that it would not call for mandatory classes for Directors.

Mr. Hickey noted that the Ombudsman Bill still might be alive, as well, to be represented.

CORRESPONDENCE

The Board reviewed the thank you letter from Families Forward. No Board action was taken.

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MANAGER'S NOTES

Landscaping Committee

Director Fenner noted that he would like to continue the Landscape Committee agenda item until next month in order to outline his ideas.

Board of Directors/Committee Tour

Director Fenner stated that a Woodbridge member had related to him that upon visiting a newer HOA in the area, and an older HOA, huge differences could be seen in interior and exterior aspects of each HOA. Director Fenner made a motion, seconded by Director Sokolski, Directors Ross, Mavity and Cheema voting yes, and Director Davis voting no. It was,

RESOLVED, to request that Executive Director Figeira arrange one or two tours for the Board and the Committee members to tour one or two local Homeowner's Associations.

Board Meeting and Annual Meeting Rescheduling

Mr. Hickey observed that it might be wise to re-schedule to April 1st Board Meeting and Annual Election to Tuesday, April 7th, instead of April 8th, when Passover would have begun. The Board agreed.

City of Irvine Property to Toto

Mr. Figeira noted that at a recent City meeting, he was informed that the City vacated their interest in a piece of property to Mr. Toto, a Woodbridge homeowner.

ADJOURNMENT

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

RESOLVED, to adjourn the December 3, 2008 Regular Session of the Board of Directors' Meeting at 9:15 p.m.

Submitted By:

Robert N. Figeira - Secretary

Attest:

Dale Cheema - Vice President