

Approved
Board of Directors
January 9, 2008



**MINUTES OF THE
REGULAR SESSION
BOARD OF DIRECTORS' MEETING
DECEMBER 5, 2007**

A Regular Session meeting of the Board of Directors of the **WOODBIDGE VILLAGE ASSOCIATION (WVA)**, a California nonprofit corporation, was held on Wednesday, December 5, at 8:10 p.m., at the Community Center, 31 Creek Road, Irvine, California.

The Board met in *Executive Session at 6:18 p.m.*, and considered the following matters: 1) Delinquent Accounts/ALS Summary Update; 2) Non-Judicial Foreclosures 3) Church Parking Agreements and City Parking Matters 4) Insurance/Water Intrusion 5) Contract Presentation re - AT&T High Speed TV/Video 6) 2007 Employee/Manager Holiday Gift Program.

The following Directors were present: Dale Cheema, Don Davis, Carolyn Smith Driscoll, Dick Fenner, Bill Mavity, Barry Ross and Bob Woodings. 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.

CONSENT CALENDAR

A motion was made by Vice President Woodings, seconded by Director Driscoll, to approve Consent Calendar items number 1 through 5, and passed 5/0, Directors Cheema and Fenner abstaining from voting on item number 2. It was,
1). **RESOLVED, to approve the Minutes from the Regular Board of**

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Director's meeting held November 7, 2007.

- 2). **RESOLVED, to approve the Minutes from the Special Maintenance HVAC Meeting held on November 21, 2007.**
- 3). **RESOLVED, to approve the recordation of liens for delinquent assessment on the following properties:
09506-009-02, 08896-040-02, 10371-083-02, 15525-003-02, 11656-038-02, 11533-020-01, 10339-055-01 and 09664-066-01.**
- 4). **RESOLVED, to approve the Bylaw Amendment eliminating the Quorum Requirement. (Exhibit A)**
- 5). **RESOLVED, to approve the 2008 Annual Meeting and Election of Directors Criteria. The 2008 Annual Meeting and Election of Directors to take place on Wednesday, April 2, 2008 at 10:00 a.m., with the results announced at 7:30 p.m. (Exhibit B)**

FINANCIAL STATEMENTS

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

LIEN FORECLOSURE

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

09060-041-01.

COMMITTEE MINUTES

Architectural Committee

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Reviewed and no action required.

Finance Committee

Reviewed and no action required.

Facilities Committee

Director Davis stated that the Web Survey system for the Facilities Committee would cost \$200.00 to fund the site for one year. After discussion, a motion was made by Director Davis, seconded by Director Fenner, passed unanimously. It was,

RESOLVED, to approve funding of \$200.00 for one year for the Web Survey for the Facilities Committee.

Recreation Committee

Reviewed and no action required.

OLD BUSINESS

Sprinkler/Water Park

Executive Director Figeira stated that plans would be developed for installing one sprinkler play element into each of the wading pools at Blue Lake and Stonecreek Swim Clubs. A status of the project will be provided to the Board at the February Board meeting.

Status of Cameras at Facilities

Executive Director Figeira stated that the infrared camera images were not any clearer than the previous images. He went on to say that Staff was researching other alternatives.

NEW BUSINESS

The Board reviewed the *Community Services Field Summary* report for October 31, 2007 through November 27, 2007 and the *Front Gate and Spa Usage* report.

The Board also reviewed the Lakes Monthly Summary for November 6, 2007 through November 27th, 2007.

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The Board reviewed the Restoration Advisory Board agenda for November 28, 2007.

COUNTY, CITY, SCHOOL DISTRICT AND THE IRVINE COMPANY

RV and Boat Storage Facility

Executive Director Figeira stated that he has heard from some nearby residents who are vehemently opposed to the proposed RV and boat storage facility near Oak Creek Village on Barranca, adjacent to Woodbridge. Director Davis noted that SCE had previously signed an agreement to lease the land, but now SCE has taken the position that they will not lease land under high voltage lines.

Director Mavity stated that he felt the storage facility might be acceptable if the facility were concealed for the most part from public view and if only right turns were allowed to access and leave the facility, as left turns into the area would be too disruptive. Director Mavity made a motion, seconded by Vice President Woodings, to direct Staff to write a letter to the city of Irvine requesting more information about the proposed RV and boat storage site development, referencing the Board's discussion regarding the aesthetics of the facility and regarding traffic concerns in the area.

Director Davis then requested an amendment of Director Mavity's motion, directing Staff to write a letter to the city of Irvine for information about the possible RV and boat storage site, *without* referencing the Board's discussion regarding the aesthetics of the facility and regarding traffic concerns in the area.

Director Mavity then withdrew his previous motion. Director Ross directed Staff to contact the City of Irvine requesting additional information, and to generally reference the Board's discussion in the letter, without specifying issues being raised at this time. Staff will then report back to the Board with the city response.

Wireless Communication Antenna

Executive Director Figeira stated that due to opposition in Turtle Rock, the City Planning Commission rejected the wireless antenna that was proposed to be

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installed on a traffic light in the median of a local street. No decision has yet been made by the City of Irvine regarding the similar antenna that might be installed within Woodbridge, on Culver.

OCTA Stakeholder Working Group

Reviewed and no action required.

ATTORNEY REPORT

Standards for Gates in Exhibit "E" Fences

President Ross commended Attorney Hickey for the memorandum he prepared where he outlined the Standards for Gates in Exhibit "E" Fences; The Board then discussed Attorney Hickey's memorandum outlining proposed standards to possibly be included in any proposed Architectural Rule to be applied in any Home Improvement Application for a Gate in an Exhibit "E" fence in Woodbridge. Director Mavity stated that he had concerns regarding safety around any steps/stairs around gates in block walls. Attorney Hickey stated that with the adoption of a proposed gate Rule, the homeowner would be indemnifying Woodbridge Village Association from any liability. President Ross agreed that safety should be addressed. Director Fenner stated that he agreed with the outline, and that he would like to have one sentence changed. Director Cheema stated that perhaps each gate decision would need to be taken on a case-by-case basis. A motion was made by Director Fenner, seconded by President Ross; Directors Fenner, Ross, Driscoll and Cheema voting yes, and Directors Davis, Mavity and Woodings voting no. It was,

RESOLVED, to tentatively approve the Standard concepts for Gates in Exhibit "E" Fences, and, Further RESOLVED, to request Attorney Hickey to begin developing a draft Rule for Gates in Exhibit "E" Fences to be presented to the membership. (Exhibit D)

Manager's Notes

President Ross directed that the following issues be added to "New Business" on the January 9, 2008 agenda:

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- 1). Election Procedures – North Lake vs. South Lake
- 2). Term Limits on Board of Director Elections
- 3). Lighting on pathways around the Lakes.

Landscape Committee

Reviewed and no action required. This will be put on next month's agenda.

PATIO COVERS

Executive Director Figeira stated that the Architectural Committee made a recommendation to have patio covers/structures in Woodbridge be of a more durable material than wood. A geometric shaped cover can be found at Culver Plaza; the price range for this type of cover is \$30,000-35,000, and this cover is only guaranteed for 7-10 years. However, solid wood covers can be obtained for approximately \$10,000, and these last approximately 20 years. Executive Director Figeira stated that the slats on solid wood covers can be moved closer together to block more heat and sun. The Board agreed to contract to replace the old covers with the wood covers at this time. Staff noted that they would continue to research available patio cover materials that could be used in the future.

ADJOURNMENT

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

RESOLVED, to adjourn the December 5, 2007 Regular Session of the Board of Directors' Meeting at 8:44 p.m.

Submitted By:

Robert N. Figeira - Secretary

Attest:

Barry Ross, President