

**LAKE WILDWOOD ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS' MEETING  
APRIL 27, 2010**

**A. CALL TO ORDER**

Vice President Terry Thies called the meeting to order at 2:30 p.m. and then led the Pledge of Allegiance.

**B. ATTENDANCE**

Vice President Terry Thies; Secretary Mary Ann Brandt; Directors Alex Alexander, Bud Springer, and Tom Watson; Treasurer Chris Smallman, General Manager/COO Edward Simpkins; Administrative Assistant Chris Olivas; and Recording Secretary Charlotte Orren.

Absent: President Linda Pryor and Director Ward Thompson. Director Thompson arrived at 4:12 p.m.

**C. APPROVAL OF AGENDA**

(The agenda for the Board's Monthly Board Meeting on April 27, 2010 was distributed to the Members prior to the Board Meeting in accordance with the Davis-Stirling Act.)

General Manager Edward Simpkins requested that the Board move Item J.8, purchase of a Triplex Toro Mower for the golf course, to item J.1.

Director Brandt made the motion, with a second by Director Watson.

MOTION: That the Board approves the agenda, as amended.

The motion was unanimously carried.

**D. APPROVAL OF MINUTES**

Director Springer made the motion, with a second by Director Brandt.

MOTION: That the Board accepts the minutes of the Board of Directors' Meeting held on March 23, 2010.

The motion was unanimously carried.

**E. CORRESPONDENCE**

General Manager Simpkins received a letter from a member who requested more window coverings for the meeting rooms at the Community Center.

**F. REPORTS**

1. Treasurer – Chris Smallman reviewed the financial statements. He notes that as of March 2010, year to date, there is a positive variance of \$250,000, actual versus proposed budget. If

we continue this trend, it could translate to a \$100 credit per member. See Attachment A.

2. Secretary –None
3. President – None
4. Management – General Manager Edward Simpkins said that we continue to make progress on our delinquent accounts. Also, that the canopy for the back patio has been installed and that the Clubhouse will be ready soon for outdoor dining. See Attachment B.
5. Committee Reports – Attachment C.
6. Ad Hoc Committee Reports –

Bob Pleski of the Ad Hoc Energy Committee said that they have evaluated the Pro Shop energy consumption and with changes by PG&E, there could be a cost saving. He talked about the residential program for air conditioner use and potential savings. We could use geothermal heat pumps for the swimming pool to reap savings.

7. Board Liaison Reports

Judith Scott, Liaison to County Emergency Services said that 22 people had taken the CERT training. City Watch is a county disaster system. Scotch Broom clean up is very important for fire prevention. There will be a Fire Safe celebration at Pilot Peak Winery.

## **G. CONSENT CALENDAR**

1. The Board will be asked to approve appointments to fill various committee vacancies. (1004-01, Pryor)

The following recommendation was made:

J. M. Doscher – Planning Committee

2. The Board will be asked to disestablish the Ad Hoc Parks Planning Committee and to thank them for their contributions to Lake Wildwood. (1004-02, Alexander)
3. The Public Safety Committee will ask the Board to approve a program whereby members would be able to either purchase new fire extinguishers at a very reasonable cost or have their existing extinguishers recharged if they are A, B, C type extinguishers. (1004-03, Public Safety Committee/Alexander/Simpkins)
5. The Board will ask the Election Committee to organize a “Meet the Candidates Night” in June so the Membership has an opportunity to meet those Members who are running for the Board of Directors. (1004-04, Pryor/Springer/Simpkins)

5. The Board will be asked to approve proposed changes to Personnel Rule R-3.10.25 to expand on rules and conditions for outside employment and other activities. (1004-05, Simpkins/Olivas)

Director Springer made the motion, with a second by Director Brandt.

MOTION: That the Board approves the Consent Calendar, as presented.

The motion was unanimously carried.

## **H. OLD BUSINESS**

The Planning Committee will present the Board with an update of the Master Plan. (1002-07, Planning Committee/Alexander)

Director Alexander made the motion, with a second by Director Springer.

MOTION: That the Board thanks the Planning Committee for all of their efforts and accepts the revised plan.

The motion was unanimously carried.

## **I. DISCUSSION**

The Board will discuss charity and charitable events and the use of common facilities by organizations both within and outside of Lake Wildwood. (0909-05, Community Relations Committee/Thompson/Simpkins)

Director Springer opened the discussion by reading a portion of the memo from General Manager Simpkins dated April 20, 2010 in which he states that the CPA had determined that if we sponsor a limited number of tournaments per year, it would not affect our 501(c) 4 tax status. The Board may consider tasking the Community Relations Committee to revise the Golf and Maintenance Policy 7.20.

Board Members decided to task the Community Relations Committee and the Golf Committee to review the policy. One of the sanctioned clubs will be asked to host a golf tournament.

Tina Skrukud of the Pleasant Valley School District said she would be interested in working with a club on a tournament.

## **J. NEW BUSINESS**

1. The Board will be asked to approve FY 2009/10 Replacement Reserve Funds not to exceed \$29,600 for the purchase of a replacement Triplex Greens Mower. (1004-13, Wolford/Simpkins)

Director Brandt made the motion, with a second by Tom Watson.

MOTION: That the Board approves FY 2009/10 Replacement Reserve Funds not to exceed \$29,600 to purchase a Toro Triplex Mower, and to place this asset on the Replacement Reserve Schedule.

The motion was unanimously carried.

2. The Board will be asked to approve FY 2010/11 Non Capital Replacement Reserve Funds not to exceed \$346,400 for the Association's Annual Pavement Rehabilitation Program. (1004-06, Watson/Simpkins)

Director Springer made the motion, with a second by Vice President Thies.

MOTION: That the Board authorizes staff to expend FY 2010/11 Non Capital Replacement Reserve Funds not to exceed \$346,400 for this year's annual road program.

The motion was unanimously carried.

3. The Board will be asked to authorize the addition/removal of signers on the Chase bank account in Grass Valley. (1004-07, Whiteaker/Simpkins)

Director Brandt made the motion, with a second by Director Springer.

MOTION: That the Board approves the following changes to the Chase bank account for Lake Wildwood Association; and the removal of the following signers: William H. Haushalter, Lawrence Peters, and Ross Switzer. Further, the Board approves the addition of the following signers: Linda Pryor, Board President; Terry Thies, Vice President; Mary Ann Brandt, Secretary; Chris Smallman, Treasurer; and Edward Simpkins, General Manager/Chief Operating Officer to write checks and authorize wire transfers. Further, the Board also authorizes the Finance Manager to receive account information and direct investment activities for this account.

The motion was unanimously carried.

4. The Board will be asked to approve FY 2009/10 and FY 2010/11 Community Improvement Funds not to exceed \$36,500 to purchase eight (8) new golf carts. (1004-8, Thies/Simpkins)

Director Watson made the motion, with a second by Director Brandt.

MOTION: That the Board approves FY 2009/10 and FY 2010/11 Community Improvement Funds not to exceed \$36,500 for the purchase of eight (8) new golf carts from EZ-GO. These golf carts will be added to the Replacement Reserve Schedule. Further, that the Board amend the amount that was approved last month from \$6,000 to \$6,503 to cover sales tax for the purchase of the used golf carts.

There was a lengthy discussion regarding golf rental fees and which department would get the revenue.

The motion was unanimously carried.

5. The Board will be asked to approve TBD funds not to exceed \$10,000 for detailed drawings of the Lake Wildwood parks indicating all significant features and structures within the parks. These maps will then be used to develop plans and development costs. (1004-9, Alexander/Planning Committee)

Director Alexander made the motion, with a second by Director Brandt.

MOTION: That the Board approves FY 2009/10 Board Contingency Funds not to exceed \$10,000 to develop detailed maps of the community parks. These maps will include topographic information and are needed now in order to complete park designs during the next planning cycle (April until October 2010). These maps will be used by the Planning Committee and the Public Works Committee to develop detailed plans and costs.

Don Hatten questioned the need for these maps when Hideaway Park improvements were done without such maps. Bruce Stanton said that they would be an invaluable planning tool. There was a discussion about return on investment. Ron Fuchs produced detailed maps of the parks that were drawn in 2002.

Director Thompson arrived at 4:12 p.m.

Director Springer made the motion, with a second by Director Brandt.

MOTION: That the Board table this item.

Director Thies suggested that Board Members defer this matter until next month.

Director Springer withdrew his motion and Director Brandt withdrew her second.

Director Alexander withdrew the main motion and Director Brandt withdrew her second.

6. The Board will be asked to approve additional unbudgeted FY 2009/10 Replacement Reserve Funds not to exceed \$3,600 to complete the fencing along Pleasant Valley Road. (1004-10, Dan Watson/Simpkins)

Director Watson made the motion, with a second by Director Springer.

MOTION: That the Board authorizes the General Manager to let a contract with the Empire Fence Company to complete the fencing project along Pleasant Valley Road and repair the damaged Fair Oaks gate. Further, the Board approves unbudgeted FY 2009/10 Replacement Reserve Funds not to exceed \$3,600 to complete this project.

The motion was unanimously carried.

7. As required by Security Rule R-10.10.20, the Board will be asked to approve a professional fireworks display on July 4, 2010, and FY 2010/11 Operational Funds not to exceed \$19,000 for this event. (1004-11, Simpkins)

Director Springer made the motion, with a second by Director Brandt.

MOTION: That the Board authorizes the General Manager to let a sole source contract with Pyro Spectacular to provide the July 4, 2010 fireworks display. Further, the Board approves FY 2010/11 Operational Funds not to exceed \$19,000 for this display.

The motion was unanimously carried.

8. The Board will be asked to approve FY 2009/10 Board Contingency Funds not to exceed \$2,600 to have an audit performed by USGA Turf Advisory Service. (1004-12, WOLFORD/THIES/SIMPKINS)

Director Watson made the motion, with a second by Director Thies.

MOTION: That the Board approves FY 2009/10 Board Contingency funds not to exceed \$2,600 to contract with the United States Golf Association (USGA) Turf Advisory Service to provide a site visit and recommendations to improve various aspects of our golf course operations as outlined in their proposal dated April 16, 2010. Further, the Board authorizes the General Manager to let a sole source contract with the USGA Turf Advisory Service to perform this service.

The motion was unanimously carried

#### **K. PUBLIC COMMENT**

Bruce Stanton thanked the Board members for acceptance of the Master Plan. Suggested projects for the next three years area are not prioritized.

Dave Doench, Lot #2436, asked whether any further research had been done on solving the pitting problem on pontoon boats. Director Thies said that the electricity is grounded and that there had not been any other reports of pitting. Director Thompson said that a strip of metal had been placed on a dock as a test and no pitting had resulted.

About a dozen members addressed the Board regarding the increase in golf fees. They had comments such as higher fees are keeping golfers away; the Administration, the Pro Shop, and the Clubhouse restaurant will lose revenue with fewer golfers; we need to have a program for infrequent golfers and beginning golfers. Director Thies said that the Board will take these comments under consideration.

#### **L. ADJOURNMENT**

Director Springer made the motion, with a second by Director Alexander.

MOTION: That the Board adjourns the meeting.

The motion was unanimously carried. The meeting adjourned at 5:32 p.m.

Respectfully submitted,

Charlotte Orren, Recording Secretary