

**MINUTES OF THE LAKE WILDWOOD ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 20, 2010**

A. CALL TO ORDER

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

B. ATTENDANCE

Present: President Linda Pryor; Vice President Terry Thies; Secretary Mary Ann Brandt; Directors Alex Alexander; Bud Springer; Ward Thompson and Tom Watson; Treasurer Chris Smallman; General Manager/Chief Operating Officer Edward Simpkins; Administrative Assistant Chris Olivas; and Recording Secretary Charlotte Orren.

C. AGENDA APPROVAL

(The agenda for the Board's Monthly Meeting on July 20, 2010 was distributed to the Members prior to the Board Meeting in accordance with the Davis-Stirling Act.)

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

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

The motion was unanimously carried.

D. APPROVAL OF MINUTES

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

MOTION: That the Board approves the minutes from the Board of Directors' Meeting held on June 22, 2010.

The motion was unanimously carried.

E. CORRESPONDENCE – None

F. REPORTS

1. Treasurer – Attachment A

Treasurer Smallman reported that there is a positive variance for the month of June of \$108,000, due to lower payroll and benefits of \$60,000. All departments were positive against budget. Revenues were short \$31,000 due to golf and clubhouse operations. Actual payroll and benefits were \$260,000, compared to budget of \$320,000. Cash investments and assessments total \$8 million. Deferred income includes \$3.5 million of dues in advance.

2. Secretary – None

3. President – None
4. General Manager – Attachment B

There were eight pre-escrow inspections. 41 members were cited for weed abatement non-compliance. Golf daily fees were budgeted at \$17,000; actual was \$25,900. A total of 360 unlimited golf packages were sold, compared to the budget of 575. There are 143 delinquent accounts; compared to 170 last year. Additional fencing has been installed at the dam.

5. Committee Reports –Attachment C
6. Ad Hoc Committees

Bob Pleski of the Ad Hoc Energy Committee talked about the PG&E energy savings plan. The rate classification in the clubhouse building has been changed and could result in savings of \$7,000 to \$11,000 per year. The Golf Resource Group has been studying energy usage in related buildings and the irrigation pumps.

7. Board Liaison

Judith Scott, Board Liaison for County Emergency Services said that Nevada County is stressing safe driving for teens and for senior citizens. She urged Lake Wildwood drivers to use common sense with their golf carts and not allow small children to sit behind the steering wheel. She thanked Board Members for purchasing AED's which are so important in treating heart attack victims.

G. CONSENT

1. The Board will be asked to approve appointments to fill various committee vacancies. (1007-01, Pryor)

The following committee members were recommended:

Finance/Audit – Glenn Orren, Tim Plette, and Michael Sanders
Lake – John Hauswirth

2. The Board will be asked to grant final approval to Recreation Policy 9.25 which will update the rules for mussel control and proposed change to Administrative Rule R-1.20.40, Provision 3, which will specify the fine for unauthorized boat use on the lake. The final notice will be published in *The Wildwood Independent*. (1005-07, Lake Committee/Thies/Springer)
3. The Board will confirm the removal of the dead oak tree that is adjacent to the #12 green and planting four Red Oak trees in the same area. This will be funded with budgeted FY 2010/11 Golf Operational funds not to exceed \$3,700 and will be done in

conjunction with the rebuilding of the #12 pond and the green complex. (1007-06, Golf Committee/Thies)

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

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

The motion was carried unanimously.

H. OLD BUSINESS

I. DISCUSSION

J. NEW BUSINESS

1. The Board will be asked to approve Capital Planning Account funds not to exceed \$1,200 for detailed drawings of Meadow Park indicating all significant features and structures within the park. This map will then be used to develop plans and cost estimates for proposed improvements to the park and will become the permanent electronic record for all improvements/changes made. (1007-02, Alexander/Planning Committee)

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

MOTION: That the Board approves Capital Planning Account funds not to exceed \$1,200 to survey Meadow Park indicating all significant features and structures within the park. This information will be loaded into a readable CAD file which will be used to develop plans and cost estimates for proposed improvements. Further, the Board directs the General Manager to issue a Request for Proposal (RFP) to obtain a survey.

Director Watson questioned the need for the drawings and said that we need to view the plans first. Bob Wheeler from the Planning Committee said that the drawings make planning more efficient. Director Thompson said that we have enough plans and sketches. Diane Marten of the Ad Hoc Parks Committee said that they have spent hours on discussion and reading surveys. It's a difficult park to design and the CAD drawings would help.

Glenn Orren supported more in-water boat storage.

The motion carried 6-1, with Director Watson opposed.

2. The Board will be asked to approve changes to Environmental Management Rule R-6.30.20, Provisions 7 & 8, which will update the rules regarding the maintenance of properties and weed abatement. (1007-03, Environmental Management Committee/Brandt)

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

MOTION: That the Board approves the proposed changes to Environmental Management Rule R-6.30.20, Provisions 7 & 8 which will update the rules regarding the maintenance of properties and weed abatement. Further, this proposed rule change would be published in the Association's newspaper that is distributed to all Members. No less than 30 days after the proposed rule change is published in *The Wildwood Independent*, the General Manager should place this item on the Board's agenda for final approval.

Director Brandt said that this change will provide for property checks all year, not only in the month of June.

Holly Tounsand, Lot #1903, said that she supports the requirements. Her house on Sandpiper is for sale and there is an unsightly yard across from her.

The motion was unanimously carried.

3. The Board will be asked to approve FY 2010/11 Capital Improvement funds not to exceed \$15,500 to purchase an automated timekeeping system to collect and process LWA's payroll data. (1007-04, Whiteaker/Simpkins)

President Pryor made the motion, with a second by Director Thompson.

MOTION: That the Board approves FY 2010/11 Capital Improvement funds to implement an automated timekeeping system by purchasing Biometric thumb reader clocks from the Paychex Company at a cost not to exceed \$15,500. Further, the Board directs staff to add this asset to the Replacement Reserve Schedule.

The motion was unanimously carried.

4. The Board will be asked to approve a town hall meeting for the purpose of educating our members/residents about the new PG&E SmartMeter that will be replacing existing meters within Lake Wildwood. (1007-05, Ad Hoc Energy Committee/Watson/Simpkins)

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

MOTION: That the Board approves the Ad Hoc Energy Committee's request to hold a town hall meeting on August 4th at 7:00 p.m. in the Cedar Room. A SmartMeter specialist from PG&E will give a presentation and answer questions about this new technology.

(4:42 p.m. President Pryor had to leave the meeting.)

Penn Martin, member of the Ad Hoc Energy Committee and a representative of PlanetSolar, said that the word on the street is that many people are not happy with the meters, which are digital not analog, but they would provide valuable data regarding electricity usage.

The motion was unanimously carried.

5. The Board will be asked to approve a Project Approval Document and budgeted FY 2010/11 Special Assessment funds not to exceed \$65,000 to rebuild the #12 pond and green complex. (1007-07, Golf Committee/Thies)

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

MOTION: That the Board approves the Project Approval Documents identified as Phase I (Green Side) and Phase II (Fairway Side) to rebuild the #12 pond and green complex. Further, the Board approves FY 2010/11 Special Assessments not to exceed \$65,000 to complete this project. The Board tasks the General Manager to let a contract with Behr Masonry and schedule this project to begin in the fall of 2010.

The motion was unanimously carried.

K. PUBLIC COMMENT

Holly Tounsand, Lot #1903, said that she would not provide her pontoon boat again for the Board of Directors at the July 4th parade.

L. ADJOURNMENT

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

MOTION: That the Board adjourns the meeting.

The meeting was adjourned at 5:00 p.m.

The next regular Board Meeting will be held on August 24, 2010 at 2:30 p.m. in the Cedar Room.

Respectfully submitted,

Charlotte Orrren, Recording Secretary