

**MINUTES OF THE LAKE WILDWOOD ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 14, 2010**

A. CALL TO ORDER

President Thies called the meeting to order at 7:05 p.m. and then led the Pledge of Allegiance.

B. ROLL CALL

Present: President Terry Thies; Vice President Alex Alexander; Secretary Mary Ann Brandt; Directors Don Hatten, Bruce Stanton, 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

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

MOTION: That the Board approves the agenda.

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

MOTION: That the Board move Consent Calendar Item 1 to New Business, Item 2.

The motion was unanimously carried.

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

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

The motion was unanimously carried.

D. APPROVAL OF MINUTES

The Board will be asked to approve the minutes from the regular monthly meeting of the Board of Directors held on November 16, 2010.

Director Brandt recommended that a correction be made in the Committee Reports, to say that Don Hatten is Board Liaison to the Tennis Committee.

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

MOTION: That the Board approves the minutes, as amended, from the regular monthly meeting of the Board of Directors held on November 16, 2010.

The motion was unanimously carried.

E. CORRESPONDENCE

General Manager Simpkins received a letter from a homeowner who was opposed to planting trees on hole #12 as it would impede his/her view of the golf course.

F. REPORTS

1. Treasurer's Report – Attachment A

Treasurer Smallman highlighted total assets for November as \$11,083M with operating results showing a positive variance of \$162K.

November revenue projections were short by \$5K due to golf and clubhouse revenues which were off by \$20K (\$116K YTD) for golf and \$15K (\$31K YTD) for the Clubhouse.

2. Secretary –

Director Brandt said that there were two executive sessions concerning personnel issues on November 24, 2010 and December 10, 2010.

3. President –

President Thies reported that the Nevada County supervisors approved a resolution prohibiting boats and swimming within 100 feet of the dam. The Association has sixty (60) days in which to install proper signage.

4. Management Report – Attachment B

General Manager Simpkins reported on the project tracking list. At Commodore Park, the drainage culvert fill-in is almost complete. New sod was placed on four golf course tees. The pond walls on hole #12 on the golf course are complete. The RFPs were returned for Meadow Park CAD maps. RFPs have been sent to various contractors to install trees in the parks.

Director Hatten was concerned about the \$32,000 fiscal year to date budget shortfall for the Clubhouse. General Manager Simpkins anticipates an improvement after the first of the year, with reduced staffing and cost management. Feedback has been excellent for Mike Beever and Clubhouse service.

5. Committee Reports – Attachment C

6. Ad Hoc Committee Report –

Bob Pleski, Ad Hoc Energy Committee Chair – The committee discussed lighting for the new sign at the corner of Cottontail Way. He encouraged members to have duct testing done by PG&E. Two PADS have been submitted for solar panels on the golf course. There may be some changes in the golf cart storage area that could save on electricity costs.

7. Board Liaison Report –

General Manager Simpkins read the report from Judy Scott and said that December 5-11 is designated as National Influenza Vaccination Week.

G. CONSENT CALENDAR

1. The Board will be asked to approve write-offs involving bankruptcies, foreclosures, and other uncollectable debts. (1012-01, Whiteaker/Simpkins)
2. The Lake Wildwood Fishing & Hunting Club will ask the Board to approve the distribution of a flyer that will benefit Boy Scout Troop #807 and will enable Lake Wildwood residents to dispose of Christmas trees. (1012-02, Fishing & Hunting Club/Simpkins)
3. The Board will be asked to approve appointments to fill various committee vacancies. (1012-03, Thies)

The following appointment was recommended: Planning Committee – Tom Cross.

4. The Board will remind the Membership about a program whereby Lake Wildwood residents who are trained tax preparation volunteers assist community residents, who have relatively simple tax returns, with their Federal and State taxes. (1010-03, Orren/Simpkins)
5. The Board will be asked to approve a change in the TV Advisory Committee's Charter to allow the members to meet quarterly or more if urgent matters arise instead of meeting monthly. (1012-04, TV Advisory Committee/Thompson)

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

MOTION: That the Board move Consent Calendar Item 1, approval of write-offs, to New Business, Item 2.

The motion was unanimously carried.

H. OLD BUSINESS

The Board will be briefed on the cost of the Association's Workers' Compensation Insurance for 2011. (1011-11, Simpkins/Olivas)

Chris Olivas reported that the bids are coming in and the final cost will be reported at the January 25, 2011 Board of Directors Meeting.

I. DISCUSSION

1. Traditionally, the Board encourages members to support a Holiday Fund for the Association's employees and independent contractors. The President of the Board will again solicit Board, member, and resident support for this program. (010-07, Thies)

President Thies and Treasurer Smallman encouraged members to contribute to the fund.

2. The General Manager will update the Board regarding the status of the swimming pool building renovation project, Phase II. The Board will discuss funding options to complete the project.

General Manager Simpkins said that change orders will increase the cost of the remodel. The original estimate was for \$332,800. Glenn Orren, Chair of the Finance/Audit Committee, said that funding could not come from the Comcast donation but from CI, special assessments or Replacement Reserves. The committee recommended borrowing from Replacement Reserves in the short term.

J. NEW BUSINESS

1. The Board will be asked to accept a generous donation not to exceed \$3,600 from the Social Committee to be applied toward the future purchase of light fixtures for the Clubhouse Cedar Room. (1012-05, Social Committee/Brandt)

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

MOTION: That the Board of Directors thanks the Social Committee and accepts their generous donation of \$3,600 to be applied towards the future purchase of light fixtures for the Clubhouse Cedar Room. At this time, the Board is accepting only the donation; the light fixtures will come back before the Board for their consideration at a future Board meeting, if necessary.

The motion was unanimously carried.

2. The Board will be asked to approve write-offs involving bankruptcies, foreclosures, and other uncollectable debts. (1012-01, Whiteaker/Simpkins)

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

MOTION: That the Board authorizes staff to write-off \$38,719.15 as non-collectable debts and to increase the provision for bad debts by \$57,849.00 from the budgeted amount of \$107,849.00.

The motion was carried 6-1-0, with Director Alexander abstaining.

3. The Board will be asked to approve FY 2010/11 Capital Improvement Planning Account funds not to exceed \$7,000 for concept drawings and construction cost estimate for the Swimming Pool Phase III Project. (1012-07, Planning Committee/Brandt)

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

MOTION: That the Board approves FY 2010/11 Capital Improvement Planning Account funds not to exceed \$7,000 to hire an architect to provide concept drawings and a construction cost estimate for the Swimming Pool Phase III Project.

Gary Eckhardt of the Planning Committee described the project, which would include fencing, new patio concrete, and shade structures. A design concept drawing at a cost of \$3,500 is required.

Glenn Orren, Chair of the Finance/Audit Committee, praised the Planning Committee for its work. He recommended Capital Improvement Planning Account funds and reminded the Board that CIPA funds must be repaid within two years.

Director Alexander amended the motion, with a second by Director Stanton.

MOTION: That the Board approves FY 2010/11 Capital Improvement Planning Account funds not to exceed \$3,500 to hire an architect to provide concept drawings and a construction cost estimate for the Swimming Pool Phase III Project.

The motion to amend was unanimously carried.

The original motion was unanimously carried.

4. The Board will be asked to approve the establishment of the Sons in Retirement Club and the application, bylaws, and list of officers and members as a sanctioned LWW club (1012-06, Orren, Brandt).

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

MOTION: That the Board approves the establishment of the Sons in Retirement (SIR) Club for any male Lake Wildwood Association Members in good standing, residents, non-members and their guests.

The motion was unanimously carried

K. PUBLIC COMMENT – None

Board Members wished everyone Happy Holidays.

L. ADJOURNMENT

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

MOTION: That the Board adjourns the meeting.

The motion was unanimously carried.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Charlotte Orren