

**MINUTES OF THE LAKE WILDWOOD ASSOCIATION
BOARD OF DIRECTORS' MEETING
April 26, 2011**

A. CALL TO ORDER

President Thies called the meeting to order at 3:00 p.m. and led the Pledge of Allegiance.

B. ROLL CALL

President Terry Thies; Vice President Alex Alexander; Secretary Mary Ann Brandt; Treasurer Chris Smallman; Directors Don Hatten, Bruce Stanton and Ward Thompson; General Manager/COO Edward Simpkins; Administrative Assistant Chris Olivas; and Recording Secretary Charlotte Orren.

Absent: Director Tom Watson.

C. AGENDA APPROVAL

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

MOTION: That the Board approves the agenda.

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 March 22, 2011.

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

MOTION: That the Board approves the minutes of the March 22, 2011 Board of Directors' meeting, as amended.

Since the minutes were not amended at this meeting, another motion was made.

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

MOTION: That the Board approves the minutes of the March 22, 2011 Board of Directors' meeting.

The motion was unanimously carried.

E. CORRESPONDENCE

President Thies said he had no correspondence, but did receive a phone call about excess spending by the Board.

F. REPORTS

1. Treasurer's Report - Attachment A

Treasurer Smallman focused on the operating results for the 10 months ending March 31, 2011, which showed revenue over budget by \$7,000 for March and \$140,000 year-to-date.

2. Secretary's Report – None

3. President's Report – None

4. Management Report – Attachment B

General Manager Edward Simpkins highlighted items from the report, Attachment B. He added his project status report. The wall sconces in the Cedar Room require Title 24 compliance and he has met with the Title 24 engineer. The sod is ready to go down on the fairway side, hole #12. The CAD design maps for Meadow Park have been completed. Final approval has been received from the County for the remodeled pool building. The grand re-opening will be on May 16th with refreshments and an open swim.

5. Committee Reports – Attachment C

6. Ad Hoc Committee Reports – None

7. Board Liaison Report

Judith Scott, Liaison to the County Emergency Services, spoke about the CERT training program to deal with emergencies. There will be a County training program in August.

G. CONSENT CALENDAR

1. The Board will be asked to approve appointments to fill various committee vacancies. (1104-01, Thies)

The following appointment was recommended:

Public Safety Committee – Sheila Miller

2. 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 chargers. (1104-02, Public Safety Committee/Hatten/Simpkins)
3. The Board will ask the Election Committee to organize a "Meet the Candidates Night" to be held on Monday, June 6, 2011 from 7:00 to 10:00 p.m. in the Cedar Room so the membership has an opportunity to meet those members who are running for the Board of Directors. (1104-03, Thies/Watson/Simpkins)
4. The Board will be asked to grant final approval to proposed changes to Environmental Management Rule R-6.20.40, Provision 6 which will define proper driveway construction materials. This final notice will be published in *The Wildwood Independent*. (1102-08, Brandt/Environmental Management Committee)
5. The Board will be asked to grant final approval to proposed changes to Recreation Rule R-9.20.15, Provision 2.F which will update the rules regarding boat registration/boating rules. This final notice will be published in *The Wildwood Independent*. (1102-07, Public Safety Committee/Hatten)
6. The Board will be asked to approve the allocation of six (6) tee times on each of three days (dates to be approved by the Golf Professional) to accommodate an informal tournament among Lake Wildwood members, represented by Dave Doench. This request requires Board approval because the rules define this activity as a "tournament" and it was not submitted in time to be approved in the regular golf scheduling process. (1104-07, Alexander)

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

MOTION: That the Board approves the Consent Calendar.

The motion was unanimously carried.

H. OLD BUSINESS

1. The Board will be asked to approve the following dates for the 2011 Board of Directors' Election: submission of applications for the Board – May 1-23 (revised); record date – June 10; ballot mailing date – June 16; and final date for receipt of ballots – July 22. (The Annual Meeting will be held July 23). (1103-07, Watson/Olivas/Simpkins)

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

MOTION: That the Board approve the 2011 Board of Directors' annual election and ballot measure timetable as follows: May 1 – 23, submission of applications for the Board of Directors; June 10, record date; June 16, mailing date; July 22, final date for receipt of ballots; and July 23, Annual Meeting.

The motion was unanimously carried.

2. The Board will be asked to educate the residents of the extreme fire danger and hazards of Scotch Broom and the need to remove this noxious weed. (1103-04, Public Safety Committee/Scotch Broom Focus Group/Hatten).

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

MOTION: That the Board thanks the Public Safety Committee for their report and recommendations. The Board supports the group's request to educate our residents about the need to remove and control the spread of this noxious weed.

The motion was unanimously carried.

I. DISCUSSION – None

J. NEW BUSINESS

1. The Board will be asked to approve FY 2011/12 Non Capital Replacement Reserve Funds not to exceed \$352,700 for the Association's Annual Pavement Rehabilitation. (1104-04, Dan Watson/Simpkins)

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

MOTION: That the Board authorizes staff to expend FY 2011/12 Non Capital Replacement Reserve Funds not to exceed \$352,700 for this year's annual road program.

The motion was unanimously carried.

2. The Board will be asked to approve budgeted FY 2010/11 Replacement Reserve funds not to exceed \$8,500 and unbudgeted FY 2010/11 Replacement Reserve funds not to exceed \$700 to purchase a new mower deck. (1104-05, D. Watson/Simpkins)

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

MOTION: That the Board approves budgeted FY 2010/11 Replacement Reserve Funds not to exceed \$8,500 and unbudgeted FY 2010/11 Replacement Reserve Funds not to exceed \$700 to purchase a Lastec mower deck for the John Deere 1445 mower. Further, the Board approves this purchase through a sole source as this unit is only sold exclusively through regional distributors.

The motion was unanimously carried.

3. The Board will be asked to approve a Project Approval Document (PAD) for

an exercise room in the Manzanita Room in the Community Center. This approval is subject to the conditions regarding user demand being met and formally verified by Board review, prior to the project initiation. (1010-08, Planning Committee/Alexander/Thies)

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

MOTION: That the Board approves the Project Approval Document (PAD) as submitted by the Planning Committee dated February 11, 2011 for an exercise room in the Manzanita Room at the Community Center. This approval is subject to the conditions regarding user demand being met and formally verified by Board review, prior to the project initiation.

Planning Committee Chair Mike Doscher gave the background for the proposal and emphasized that it would be a full cost recovery model. Input has been received from several committees. Director Alexander said that the downside impact is minimal and that the cost to Administration is small since members would pay fees. Jim Pack said that it would be a moneymaker for the Administration and would promote physical activity.

Several Board members said that under the Community Center guidelines, the rooms were intended as multi-purpose, and as such should not be dedicated to one club or activity. Also, that this may not be the right time or place for the fitness center, but could be included in a new structure.

Public Safety Chair Diana Thompson said that a trainer would be needed and also an emergency button connected to the security gates.

Finance /Audit Chair Glenn Orren said that any loan from Replacement Reserves would have to be reimbursed through special assessments within one year with approval of an additional one year extension.

Member comments were that it is a needed asset and would be a plus for property values.

The motion failed 4-2, with Directors Brandt, Hatten, Stanton and Thompson voting nay, and President Thies and Director Alexander in favor.

4. As required by Security Rule R-10.10.20, the Board will be asked to approve a professional fireworks display on July 4, 2011, and FY 2011/12 Operational Funds not to exceed \$20,000 for this event and other related costs. (1104-06, Simpkins)

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

MOTION: That the Board authorizes the General Manager to let a sole source contract with Pyro Spectacular to provide the July 4th fireworks display.

Further, the Board approves FY 2011/12 Operational Funds not to exceed \$20,000 for this display and other related costs and allowances.

The motion was unanimously carried.

5. The Board will be asked to approve FY 2010/11 Capital Improvement Planning Account funds not to exceed \$1,050 to hire an engineer to provide a site survey of the area designated to be part of the Phase III pool renovation. Further, the Board will be asked to authorize the General Manager to let a sole source contract with CEO Engineering for this project. (1012-07, Thies)

President Thies 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 \$1,050 to hire an engineer to provide a site survey of the area designated to be part of the Phase III pool renovation project. Further, the Board approves the General Manager to let a sole source contract with CEO Engineering for this project.

The motion was unanimously carried.

K. PUBLIC COMMENT

Bud Springer, Lot #1894, said that we should make more provisions for activities for the teenagers such as a portable skateboarding structure.

Marty Domagala, Lot #1334, said that the Board needs to make provision for two new or possibly three new Board Members due to the potential for Director Tom Watson not continuing on the Board.

Mike Doscher, Lot #2756, said that the Wildwood Ridge settlement ponds are not functional and drain into the lake. The Board should take action. General Manager Simpkins said that there is a meeting on Thursday, April 28, with County Counsel, Supervisor Weston and Dr. Goldman.

L. ADJOURNMENT

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

MOTION: That the Board adjourns the meeting.

The meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Charlotte Orren
Recording Secretary