

**LAKE WILDWOOD ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS' MEETING  
AUGUST 23, 2011**

**A. CALL TO ORDER**

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

**B. ROLL CALL**

President Don Hatten; Vice President Alex Alexander; Secretary Ward Thompson; Directors Tom Cross; Gary Eckhardt; and Bruce Stanton; General Manager/COO Edward Simpkins; Administrative Assistant Chris Olivas; and Recording Secretary Charlotte Orren.

Absent: Director Tom Watson and Treasurer Chris Smallman

**C. AGENDA APPROVAL**

President Hatten requested that New Business, Item J.3, Town Hall Meeting regarding California law SB 150, be moved to Discussion, Item I.5.

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

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

The motion was unanimously carried.

**D. APPROVAL OF MINUTES**

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

MOTION: That the Board approves the minutes of the Board of Directors' Meeting held on July 19, 2011.

The motion was unanimously carried.

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

MOTION: That the Board approves the minutes of the Board of Directors' Meeting held on July 22, 2011.

The motion was unanimously carried.

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

MOTION: That the Board approves the minutes of the Board of Directors' Organizational Meeting held on July 23, 2011.

The motion was unanimously carried.

## **E. CORRESPONDENCE**

President Hatten said that he received two letters and he responded to them.

## **AUDIT PRESENTATION**

Bob McClintock gave a visual presentation of last year's audit. He said that there were not many disagreements between the Finance Department reports and the auditors.

The chart presentation showed the following sources for revenues: Member dues, 62%; Golf 19%; Clubhouse 7%, Administration 8%; and all others 4%. Operating expenses were as follows: Golf Course 20%; Clubhouse 11%; Security 17%; Public Works 14%; Administration 25%; Parks 3%; and all others 11%.

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

**MOTION:** That the Board accepts the annual audit report for Fiscal Year 2010/11 which was conducted by McClintock Accountancy Corporation, and thanks the auditors for this detailed review of our financial status.

The motion was unanimously carried.

## **F. REPORTS**

### 1. Treasurer's Report

Chris Smallman had submitted a copy of his report, Attachment A. Director Stanton questioned the higher amount for accrued labor for the pool. General Manager Simpkins said that it was for lifeguards, but the expense should actually fall under the Recreation Department.

### 2. Secretary's Report – None

### 3. President's Report

President Hatten asked all Board Members and committee members to be succinct in their reports and reported that Tom Watson is progressing well.

### 4. Management Report

General Manager Simpkins submitted his report, Attachment B, but mentioned one correction, that is, the number of undeveloped lots is 98. This number was reached after reconciliation with the EMO records. We continue to collect on delinquent accounts.

### 5. Committee Reports – Attachment C

6. Ad Hoc Committee Reports – None
7. Board Liaison Report – Judith Scott, Board Liaison to County Emergency Services, stated that the County has revised its emergency operations plan and its multi hazard plan is available for public review.

**G. CONSENT CALENDAR**

1. The Board will be asked to approve its monthly Board Meeting Schedule for FY 2011/12. (1108-01, Olivas/Simpkins)

The recommended schedule is as follows:

September 27 – 7:00 p.m.	March 27 <sup>th</sup> – 7:00 p.m.
October 25 <sup>th</sup> - 3:00 p.m.	April 24 <sup>th</sup> – 2:30 p.m.
November 15 <sup>th</sup> – 3:00 p.m.	May 22 <sup>nd</sup> – 2:30 p.m.
December 13 <sup>th</sup> – 7:00 p.m.	June 26 <sup>th</sup> –7:00 p.m.
January 24 <sup>th</sup> - 2:30 p.m.	July 24 <sup>th</sup> – 2:30 p.m.
February 28 <sup>th</sup> - 2:30 p.m.	July 28 <sup>th</sup> – 1:30 p.m. (annual meeting)

2. The Board will be asked to approve appointments to fill various committee vacancies. (1108-02, Hatten)

The following appointments were recommended:

Planning Committee – Alice Siudzinski  
 Public Safety Committee – Albert (Jim) Guy  
 T.V. Advisory Committee – Holly Tousand

3. The Board will appoint Board Members as liaisons to each of the Association's Standing and Ad Hoc Committees. (1108-03, Hatten)

Community Relations – Alex Alexander  
 Election – Ward Thompson  
 Environmental Management- Bruce Stanton  
 Finance/Audit – Alex Alexander  
 Golf – Tom Cross  
 Information Technology – Bruce Stanton  
 Lake – Ward Thompson  
 Planning – Gary Eckhardt  
 Public Safety – Tom Cross  
 Public Works – Tom Watson  
 Recreation – Gary Eckhardt  
 Social – Tom Cross  
 Tennis – Gary Eckhardt  
 TV Advisory – Ward Thompson  
 Ad Hoc Communications Committee – Bruce Stanton  
 Ad Hoc Energy – Tom Watson

4. The Board will be asked to approve again this year a food donation program that will enable Lake Wildwood residents to donate non-perishable food items that will be collected by the Interfaith Food Ministry and distributed to needy families in Nevada County. If approved, the program would be announced via postcard flyers that would be placed in mailboxes. The date the food would be picked up within our community is September 13, 2011. (1108-05, Bertness/Simpkins)

The Consent Calendar was adopted by general consent of the Board Members.

**H. OLD BUSINESS – None**

**I. DISCUSSION**

1. The Board will be briefed on the progress of its Focus Group on committee restructuring, including proposals for functional workshops to explore how committee operations can best assist the Board in key governance areas. (1108-06, Stanton/Thompson)

Director Thompson explained that the Focus Group will do research and make a presentation to the Board regarding restructuring of the committees. Some ideas are to form a Public Relations Committee, a Parks and Recreation Committee, and one for Community Events. There will be a workshop on October 17, 2011.

2. Director Eckhardt will provide a review of the current situation update along with a summary of issues/analysis followed by proposed next steps regarding pickleball. The Board Members will have an opportunity to discuss the issue and obtain feedback. (1106-08, Eckhardt)

Director Eckhardt led a discussion that covered current status and proposed next steps to pickleball proposals currently under consideration by the Board. The recommended next steps included setting aside the current short fix in the form of a PAD and long term proposal tied to tennis then re-focusing the pickleball effort on an unencumbered proposal developed directly by the Pickleball Club and that stands on its own merit. Director Eckhardt also offered to serve as a special liaison to the Pickleball Club along with Recreation Committee's sponsorship to help guide the Club through the process and related Board expectations in bringing forward any future proposals for pickleball facilities.

Director Eckhardt will meet with club members and justify the need and establish a time line. A proposal will be presented to the Board in December.

3. Director Eckhardt will provide a status update on the Swimming Pool Phase III Renovation Project along with a revised scheduled outlook for completion of the entrance and deck/pool area (aka "Phase 3a"). The Board will have an opportunity to discuss the issue and obtain feedback. (1012-07, Eckhardt/Simpkins).

Director Eckhardt discussed the Phase III of the pool renovation, which would include new decking, fencing, and shade structures, and also a spray feature. The project will be postponed until September 2012 and will be brought before the Board in December. Steve Moyer will be Project Manager.

4. The Board will discuss proposed changes to Golf Operations & Maintenance Policy 7.10 and Rule R-7.10.10. These changes would provide access to golf privileges for tenants of rental properties and Association employees on a similar basis as enjoyed by Association members. (1108-10, Alexander)

Board Members discussed several issues, such as how many people per household could play golf, and the status of absentee owners. Do we charge more for renters? Regular owners contribute to the cost of golf operations; renters do not. If we allow renters to play, the golf course may be overloaded, such as on frost delay days. We need to have a one subject meeting. The Board asked Tom Cross and the Golf Committee to come up with a proposal for the Board.

5. The Board will be asked to approve a Town Hall Meeting to be held on Tuesday, September 6, 2011 at 7:00 p.m. in the Oak Room. The purpose of the Town Hall Meeting will be to conduct a public review of the new California law, SB 150, which deals with restrictions on rental properties in California common interest developments such as Lake Wildwood. The new law goes into effect as of January 1, 2012 and has important implications for Lake Wildwood property owners and their ability to rent their properties. (1108-04, Alexander)

Board Members discussed the number of units that may be rented and associated problems with security, environmental and mortgages. If allowed, then the CC&Rs would need to be changed and voted on by the membership. New rules will affect those who purchased their properties after the new rules went into effect. Gordon Pelton will discuss the pros and cons at a meeting on September 6, in the Oak Room.

## **J. NEW BUSINESS**

1. The Board will be asked to approve Replacement Reserve funds not to exceed \$70,000 for the acquisition, installation and training for an integrated community management system that will support the Association operations. (1108-08, Stanton/Simpkins)

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

MOTION: That the Board approves Replacement Reserve funds not to exceed \$70,000 for the acquisition, installation and training for an integrated community management system that will support the Association operations. The cost of the system will be placed on the Replacement Reserve Schedule.

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

MOTION: That the Board modifies the main motion to read: Replacement Reserve funds not to exceed \$65,000 for the acquisition, installation and training

for an integrated community management system that will support the Association operations. The cost of the system will be placed on the Replacement Reserve Schedule.

The motion to modify was unanimously carried.

The main motion was unanimously carried.

2. The Board will be asked to approve FY 2011/12 Non-Capital Reserves not to exceed \$225,000 to lower the lake and to remove silt this fall. (1108-09, Hatten/D. Watson/Simpkins)

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

**MOTION:** That the Board directs staff to commence lowering the lake on or about October 16<sup>th</sup> and authorizes budgeted FY 2011/12 non Capital Replacement Reserve funds not to exceed \$225,000 for the Association's annual de-silting project.

One member complained that the water level is very low from Explorer Park to the island, probably because of silt. General Manager Simpkins said that Public Works could empty that area, or move the sand back onto the beach.

The motion was unanimously carried.

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

One member said that we have a formidable Board on deck now.

Another member complained about plans to install another dock at Hideaway Bay and that three nearby homeowners were opposed. Yacht Club members may be asked to withdraw their request.

Another member said that the park parking lots are impacted by those that don't live here. In her survey, she discovered that at Hideaway Park one evening, none of the cars had a homeowners' sticker or a visitors parking pass and at Explorer Park, just 3 out of 18 cars were tagged. Mike Doscher and Board Members said that security checks need to be improved. Security Chief Findley said that priorities on the security patrol change all the time and the officers attempt to cover every situation.

#### **L. ADJOURNMENT**

President Hatten made the motion, with a second by Director Eckhardt.

**MOTION:** That the Board adjourns the meeting.

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,  
Charlotte Orren