

**MINUTES OF THE LAKE WILDWOOD ASSOCIATION  
BOARD OF DIRECTORS MEETING  
FEBRUARY 24, 2011**

**A. CALL TO ORDER**

President Thies called the meeting to order at 2:33 p.m. and then led the Pledge of Allegiance.

**B. ROLL CALL**

Present: President Terry Thies; Secretary Mary Ann Brandt; Directors Don Hatten, Ward Thompson, Bruce Stanton and Tom Watson; Administrative Assistant Chris Olivas; Recording Secretary Amy Powers. General Manager/Chief Operating Officer Edward Simpkins, Treasurer Chris Smallman and Vice President Alex Alexander were absent.

**C. AGENDA APPROVAL**

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

MOTION: That the Board approves the agenda.

The motion was unanimously carried.

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

MOTION: That the Board removes the Section I Discussion Item regarding the funding for the Phase III pool building remodel from the agenda, as there was no one in attendance at the meeting who could provide the information necessary for a discussion.

The amended 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 January 25, 2011.

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

MOTION: That the Board approve the minutes from the regular monthly meeting of the Board of Directors held on January 25, 2011.

The motion was unanimously carried.

**E. CORRESPONDENCE**

President Thies received several emails from members expressing their opinions on the establishment of a Fitness Room at the Community Center, the Pickleball Club's

proposed use of the tennis courts, and the proposed planting of trees on Commodore Beach.

## **F. REPORTS**

### 1. Treasurer's Report – Attachment A

Treasurer Smallman was not present to discuss the report. President Thies remarked that we are \$200k to the good for the year-to-date.

### 2. Secretary's Report – Secretary Brandt reported that there have been three (3) executive sessions of the Board to discuss contractual matters, held on February 11, 2011, February 14, 2011, and on February 24, 2011.

### 3. President's Report – No report

### 4. Management Report – Attachment B

GM Simpkins was not present to discuss the report.

### 5. Committee Reports – Attachment C

President Thies thanked the members of the Hospitality Services Committee for their work. This committee is being disestablished today.

### 6. Ad Hoc Committee Reports – Tom Watson reported that the Ad Hoc Energy Committee is currently working on energy conservation, specifically by encouraging LWA members to take part in the free duct testing offered by PG&E. He commented that we can expect energy prices to continue to rise throughout the coming year.

Ad Hoc Communications Chair Don Streseman reported that there is an Info Social scheduled on March 10, 2011 for the purpose of introducing Mike Beever to the community.

### 7. Board Liaison Report – Attachment D

## **G. CONSENT CALENDAR**

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

MOTION: That the Board approve the Consent Calendar.

The motion was unanimously carried.

1. The Board will be asked to approve a request from Boy Scout Troop 727 to provide refreshments during this year's annual Tools, Trash & Treasures sale to be held on May 14<sup>th</sup> and May 15<sup>th</sup> (South side) and May 21<sup>st</sup> and 22<sup>nd</sup> (North side) that will be served in front of 18421 Lake Forest Drive and at Commodore Park. Proceeds from the sale of these refreshments will enable Troop 727 to be even more involved in scouting events. (1102-01, Thies/Simpkins)
2. The Board will be asked to approve the Recreation Committee's request to allow members with steep driveways to display their sale items in a designated location for the Tools, Trash & Treasures event. If approved, qualifications and details will be addressed in the *e-Bits*. (1102-02, Recreation Committee/Thompson)
3. The Board will be asked to approve appointments to fill various committee vacancies. (1102-03, Thies)
4. The Board will be asked to disestablish the Hospitality Services Committee and to thank them for their contributions. (1102-04, Stanton/Simpkins)

#### **H. OLD BUSINESS**

The Board will be asked to discuss the funding options for the additional funds that are needed for Phase II of the pool building remodel. (1009-12, Public Works Committee/Alexander/Simpkins)

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

MOTION: That the Board approves use of FY2010/11 Replacement Reserve funds to pay the current bills on the Phase II pool building remodel.

Glenn Orren, Finance/Audit Committee Chair, stated that they had several meetings to discuss options for additional funding for Phase II. The Board can borrow from Replacement Reserve funds to pay current bills, and the proposed FY 2011/12 budget has sufficient funds to pay back the loan. Director Hatten stated that funds cannot be borrowed unless proper verbiage has been provided to the membership regarding the intent to borrow funds, the reasons for doing so and a plan for repayment, and these must be included in the meeting minutes, per the Davis-Stirling Act. President Thies withdrew the motion. Director Hatten stated that the amount spent thus far on the remodel and the amount of funds still available is in the Board Members' meeting packets. He said that a special Board meeting can be held before the March Board meeting if it becomes necessary.

#### **I. DISCUSSION - None**

**J. NEW BUSINESS**

1. The Board will be asked to approve two (2) requests for Charity Golf Tournaments (Knights of Columbus and Bear River High School Baseball Program) which have been reviewed by the Community Relations Committee. (1102-05, Community Relations Committee/ Brandt)

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

MOTION: That the Board approves two (2) requests for Charity Golf Tournaments (Knights of Columbus and Bear River High School Baseball Program) which have been reviewed by the Community Relations Committee.

Director Thompson asked whether the Golf Committee had approved these requests. President Thies stated that Gerry Galvin told him the Golf Committee had approved the requests, and Jim Knight had told Mary Ann Brandt that they are approved. Director Hatten asked if the Association will be paid for the use of the golf course. Secretary Brandt replied that both organizations have agreed to pay \$1,500 for use of the golf course.

The motion was unanimously carried.

2. The Board will be updated regarding the new recently enacted laws that place additional requirements upon community associations. (1102-06, Simpkins/Olivas)

Administrative Assistant Chris Olivas reported that she and GM Simpkins had recently attended a conference regarding changes to the Davis-Stirling Act. Most of them concerned the use of collection agencies and LWA was already in compliance.

3. The Board will be asked to approve proposed changes to Environmental Management Rule R-6.20.40, Provision 6 which will define proper driveway construction materials. These proposed changes will be published in *The Wildwood Independent* and will come back before the Board at a later date for final approval. (1102-08, Brandt/Environmental Management Committee)

Secretary Brandt made the motion, with a second by Director Thompson.

MOTION: That the Board approve proposed changes to Environmental Management Rule R-6.20.40, Provision 6 which will define proper driveway construction materials. These proposed changes will be published in *The Wildwood Independent* and will come back before the Board at a later date for final approval.

Director Hatten asked what "Portland cement concrete" is, as opposed to "asphalt cement." Keith Franklin from the Public Works Committee explained that

these changes to the EMO Rule were proposed in order to be in compliance with new County regulations. These two types of cement are common construction and engineering terms that are used by the County. Chris Heisler from the Environmental Management Committee stated that the objective of the changes is to eliminate the use of loose or compounded gravel for parking areas.

The motion was unanimously carried.

4. The Board will be asked to approve proposed changes to Recreation Rule R-9.20.15, Provision 2.F concerning boating registration/boating rules. These proposed changes will be published in *The Wildwood Independent* and will come back before the Board at a later date for final approval. (1102-07, Public Safety Committee/Hatten)

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

MOTION: That the Board approve proposed changes to Recreation Rule R-9.20.15, Provision 2.F concerning boating registration/boating rules. These proposed changes will be published in *The Wildwood Independent* and will come back before the Board at a later date for final approval.

Secretary Brandt explained that the rule currently states that boat owners must pass a written test on California state boating laws when registering their boats, although this rule has never been enforced. The new wording requires boat owners to sign a form stating that they are aware of both California state boating laws and LWA boating rules, including the rule prohibiting the launching of a boat that has been in quagga/zebra mussel infested waters, and have been given a copy of California boating laws. President Thies stated that the fines have increased dramatically for knowingly launching a boat that has been in infested waters.

Director Hatten thanked the Public Safety and Recreation Committees for their work on this rule change.

The motion was unanimously carried.

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

Bud Springer, Lot 1984, stated that he is thrilled with the progress of the food and service quality in the Clubhouse. He urged everyone to attend the Info Social on March 10 to meet Mike Beever. Mr. Springer also expressed safety concerns about the number of businesses that don't put orange cones around their trucks when parking over the fog line on LWA streets. He asked that the Board request the General Manager and the Security Dept. to better enforce this rule. President Thies stated that he will ask GM Simpkins to send a letter to all of the businesses who come into LWW, reminding them of this requirement. Director Thompson said that he would like to see more security patrols on our roads.

Ray Shepherd, Lot 2193, urged everyone to attend the next Board of Supervisors meeting and urge them to allow Verizon to install a cell tower near LWW. Director Watson asked Mr. Shepherd to share the date and time of the meeting with *The Wildwood Independent* and ask them to publish it. Mr. Shepherd left a message for GM Simpkins asking him to publish this information in the e-Bits.

Darrell Trimble, Lot 2207, said that he attended the February Supervisors meeting and that LWW will need better cell service in the future so that our staff will be able to use smart phones as part of their work duties.

**L. ADJOURNMENT**

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

MOTION: That the Board adjourn the meeting.

The motion was unanimously carried.

The meeting was adjourned at 3:30 p.m.

Respectfully submitted,

Amy Powers