

**LAKE WILDWOOD ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
September 27, 2011**

A. CALL TO ORDER

President Don Hatten called the meeting to order at 7:00 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, Bruce Stanton, and Tom Watson; Treasurer Chris Smallman; Administrative Assistant Chris Olivas; Recording Secretary Amy Powers.

Absent: General Manager/COO Edward Simpkins

C. AGENDA APPROVAL

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

MOTION: That the Board approves the agenda.

The motion was unanimously carried.

President Hatten requested that New Business, Item J.4, thanking the Social Committee for their donation of new chandeliers and wall sconces, be moved to Old Business, Item 1.

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

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

The motion was unanimously carried.

D. APPROVAL OF MINUTES

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

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

The motion was unanimously carried.

E. CORRESPONDENCE

President Hatten said that he received one letter today. The remainder of the Board was asked and they had not received any correspondence.

F. REPORTS

1. Treasurer's Report – Chris Smallman had submitted a copy of his report, Attachment A.
2. Secretary's Report – None
3. President's Report – President Hatten commented that SB 150 will be with us for the next several months. He said that Director Alexander will be giving a presentation during the meeting regarding SB 150 and encouraged everyone to attend future Town Hall meetings on this subject.
4. Management Report – Submitted as written
5. Committee Reports – Attachment C
6. Ad Hoc Committee Reports – Ad Hoc Energy will give a report later in the meeting.
7. Board Liaison Report – None (Judy Scott and Terry Thies were not present.)

G. CONSENT CALENDAR

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

The Board will be asked to approve appointments to fill various committee vacancies. (1109-01, Hatten)

The following appointment was approved: Finance/Audit Committee – Stanley Oparowski.

H. OLD BUSINESS

1. The Board will be asked to thank the Social Committee once again for their generous donation of \$3,600 which was applied toward the purchase of the new chandeliers and wall sconces in the Cedar Room. The newly installed light fixtures give an updated look to the Cedar Room. These fixtures will be placed on the Replacement Reserve Schedule. (1109-07, Simpkins)

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

MOTION: That the Board thank the Social Committee for its donation of \$3,600 toward the purchase of the new chandeliers and wall sconces in the Cedar Room.

The motion was unanimously carried.

Director Cross amended the motion to include that these items be placed on the Replacement Reserve Schedule, which was seconded by Ward Thompson.

MOTION: That the Board thank the Social Committee for its donation of \$3,600 toward the purchase of the new chandeliers and wall sconces in the Cedar Room and that these items be placed on the Replacement Reserve Schedule.

The motion was unanimously carried.

I. DISCUSSION

1. The Board will discuss the impact of the new law, SB 150 and the pros and cons of a potential Rental Cap at Lake Wildwood. The Board will be asked to give direction to the Focus Team researching the subject. (1108-04, Alexander)

Director Alexander gave a PowerPoint presentation regarding the issues involved in putting a Rental Cap in place in LWW. Jeff Ingram, a LWW member and local attorney, gave a brief overview of what he believes are the legal implications of Rental Caps. After discussion between the Board Members and allowing comments from the audience, the Board agreed that their best course of action at this time is to obtain legal advice before taking any further action.

2. The Board will discuss proposed changes to Golf Operations and 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, Cross/Golf Committee)

Director Cross invited Gerry Galvin and Ginny Kirkley to come to the microphones to answer questions from Board Members. Director Cross stated that the Board supports a rule change that would allow tenants to play golf. Tenants would be allowed to have two adults and two children play without being in the company of a member. Tenants would be required to purchase a \$100 I.D. card to be able to play, in addition to green fees. The objective of this rule change is to increase golf revenues. This \$100 matches the amount that each lot owner pays in their assessment toward golf maintenance. Tenants would be allowed to purchase the unlimited annual plan or pay the daily member rate, obtain a tee-time by phone up to three days ahead, and bring guests to play with them. The Board discussed their opinions about the proposed rule change, including the fact that this privilege will be offered to full-time LWA employees who are not already lot owners. The Board asked the Golf Committee to work with the Board liaison to revise the rules. This proposed rule change will come back before the Board for a vote at the October 25, 2011 Board Meeting.

3. The Board will discuss the addition of a new Golf Rule R-7.10.57 that would allow Golf Clubs to have a "Friend Day" once each month during Daylight Savings in an effort to increase revenue. (1109-03, Cross/Golf Committee)

Gerry Galvin & Ginny Kirkley explained that this rule would replace guest days and would allow any LWA member to bring a friend to play on a designated "Friend Day" at the member rate.

The Board also discussed changes to the existing Rule R-7.10.55 which would update the rules regarding "No-fee Golf (Guest Days)." The Board asked the Golf Committee to work with the Board Liaison to revise the rules and to bring this back for a vote at the October Board Meeting.

J. NEW BUSINESS

1. The Board will be asked to approve FY 2011/12 TBD funds not to exceed \$6,500 for the purchase and installation of security cameras in Hideaway Park to monitor the docks, boats on the lake, kayak racks, and the surrounding areas. These items will be placed on the Replacement Reserve Schedule. (1109-04, Hatten/Findley/Simpkins)

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

MOTION: That the Board approves the attached Project Approval Document for the purchase and installation of security cameras in Hideaway Park which will monitor the docks, boats on the lake, kayak racks and the surrounding areas. Further, the Board approves FY 2011/12 TBD funds not to exceed \$6,500 for this project. These items will be placed on the Replacement Reserve Schedule.

President Hatten stated that the motion cannot be made without naming the funding source, which would be Community Improvement funds. Jack Valentine from Finance/Audit stated they have seen no bids for doing this work and that three bids are required. He also suggested that when the wiring for the cameras is installed, wiring for wireless internet should also be included. Mike Doscher from the Planning Committee stated that there is nothing in the Master Plan about installing these cameras and no provision made for operational costs. Security Chief Findley explained that Security Dept. dispatchers watch feeds from cameras from 8:30 pm to 6:00 am. The cameras will also record activities. President Hatten stated that we do not need to submit bids as our Public Works Dept. is doing the work.

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

MOTION: That the Board approves FY 2011/12 Community Improvement funds not to exceed \$6,500 for the purchase and installation of security cameras in Hideaway Park, and that these items be placed on the Replacement Reserve Schedule.

The motion was unanimously carried.

2. The Board will be asked to approve a Green Waste Drop-Off Program to be held October 24-30, 2011, where residents of Lake Wildwood and Penn Valley will be allowed limited access to LWA's campground as a central location to drop off green/yard waste. Last year the Fire Safe Council covered the entire cost of the program, which totaled \$4,100. This year, due to cutbacks, the Fire Safe Council cannot commit any funds at this time. Therefore, the Board will be asked to approve FY 2011/12 Board Contingency Funds not to exceed \$3,500 for this program. (1109-05, EMO/Simpkins)

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

Director Thompson stated that he supports this program, but thinks it would be more effective to schedule it in the spring or by mid-June each year. Director Stanton will take this suggestion to the Environmental Management Committee.

MOTION: That the Board approve a Green Waste Drop-Off Program to be held October 24-30, 2011, and approve FY 2011/12 Board Contingency Funds not to exceed \$3,500 for this program. If grant money is received from the Fire Safe Council at a later date, these funds will be used to off-set the expense of this year's program.

The motion was unanimously carried.

3. The Ad Hoc Energy Committee will brief the Board regarding companies that conduct home energy audits and the cost to perform these services. The Ad Hoc Energy Committee has interviewed various companies and has selected two companies they would like to recommend for the Board's consideration. The Board will be asked to approve this program and to allow the information regarding this service to be published in the *e-Bits* for the benefit of our members. (1109-06, Stanton/Ad Hoc Energy Committee)

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

Bob Pleski, Ad Hoc Energy Committee chairperson, explained that the Committee has decided to recommend Brower Mechanical and Solar City as the providers of home energy audits. Brower does not charge for the assessment if the homeowner qualifies for a zero-interest loan for any work that needs to be done. Solar City charges \$299 for the assessment, which goes toward the cost of any work that they do on the home. Bob has calendared two Town Hall Meetings to present this program on October 19, 2011, one in the afternoon and one in the evening. Director Thompson pointed out that other committees have not been allowed to sponsor vendors who charge for their services.

Mike Doscher, Planning Committee Chair, asked who will make sure the homeowners qualify for the zero-interest loan, and what happens if they don't. Bob Pleski will go back to Brower for an answer to these questions and to Solar City to ask if they are willing to do the assessments at no charge.

MOTION: That the Board approves this program and allow the information regarding this service to be published in the *e-Bits* for the benefit of our members.

The motion was unanimously opposed. Bob Pleski was asked to come back before the Board with updated information.

4. The Recreation Committee and the Recreation Director will ask the Board to approve Trick or Treat activities and a location they would like the Board to approve for this year's Halloween activities. The Recreation Director will also ask the Board to approve a Haunted House to be held Friday, October 28 through Sunday, October 30, 2011, from 7:00 pm to 10:00 pm. This will be held in the Manzanita and Dogwood Rooms in the Community Center; cost is \$4 per person. (1109-08, Totten/Simpkins)

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

Director Cross asked why these activities have to come before the Board and is there a rule that requires it? If so, he suggests that the rule be changed so that the General Manager can approve these activities.

MOTION: That the Board authorizes Trick or Treat activities on Thistle Loop during the hours of 6:00 p.m. – 8:00 p.m. on October 31st. The Board is also asked to approve a Haunted House to be held Friday, October 28 through Sunday, October 30, 2011, from 7:00 pm to 10:00 pm. This will be held in the Manzanita and Dogwood Rooms in the Community Center; cost is \$4 per person.

The motion was unanimously approved.

K. PUBLIC COMMENT - None

L. ADJOURNMENT

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

MOTION: That the Board adjourns the meeting.

The motion was unanimously approved.

The meeting was adjourned at 10:24 p.m.

Respectfully submitted,
Amy Powers