

**LAKE WILDWOOD ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS' MEETING  
OCTOBER 25, 2011**

**A. CALL TO ORDER**

President Don Hatten opened the meeting at 3:05 p.m. and 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; General Manager/COO Edward Simpkins; Administrative Assistant Chris Olivas; and Recording Secretary Charlotte Orren.

Absent: Acting Treasurer Chris Smallman

**C. AGENDA APPROVAL**

The agenda was approved as presented.

**D. APPROVAL OF MINUTES**

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

MOTION: That the minutes from the regular monthly meeting of the Board of Directors' held on September 27, 2011, the minutes of an Appeals Hearing on September 14, 2011 regarding a variance appeal involving architectural guidelines request; and the minutes of the Board of Directors' Internal Dispute Resolution Meeting on October 13, 2011 regarding a motorcycle variance be approved.

The motion was unanimously carried.

**E. CORRESPONDENCE**

Don Hatten said that he received a letter from the Women's Golf Association of Northern California thanking the Board for the ladies tournament, hospitality and the generous donation of our golf facility.

**F. REPORTS**

1. Treasurer's Report – Attachment A

President Hatten reviewed the financials as follows:

Operating Departments year-to-date were favorable to budget by \$94,476; golf was unfavorable by \$11,057, and total Association was favorable by \$83,658.

2. Secretary's Report

Director Thompson said there was an Executive Session on October 14, 2011, and an Internal Dispute Resolution Meeting on October 13, 2011 regarding a motorcycle variance.

3. President's Report – None

4. Management Report – Attachment B

General Manager Simpkins presented his report, Attachment B, and added that cart path renovation on hole #12 is complete as is the landscaping on the corner of Cottontail Way and Lake Wildwood Drive. As for delinquent accounts, for fiscal year 2010/11, we improved by \$3,621 with write-offs of \$1,572. For fiscal year 2009/10, we improved by \$2,675 with write-offs of \$1,600.

5. Committee Reports – Attachment C

6. Ad Hoc Committee Reports – None

7. Board Liaison Reports

Judith Scott, Liaison to the County Emergency Services, said that NID has changed the water additive from chlorine to bleach. The local American Red Cross has merged with the Sacramento office. There was a discussion on competency for leadership during emergency drills.

**G. CONSENT CALENDAR**

1. The Board will be asked to approve the 3<sup>rd</sup> Annual Christmas Tree Lighting Ceremony in front of the Community Center on Sunday, November 27<sup>th</sup> from 6:30-8:00 p.m. The Community Relations Committee (CRC) will serve hot chocolate and cookies following the lighting of the tree. The CRC will also ask the Board to approve Board Contingency funds not to exceed \$850 to offset the cost of the refreshments and the holiday entertainment. (1110-01, Alexander/Community Relations Committee)
2. The Board will be asked to approve appointments to fill various committee vacancies (1110-02, Hatten)

The following recommendation was made:

Tennis Committee – Terry Hutson

3. The Board will be asked to enthusiastically endorse and approve a program whereby Lake Wildwood residents who are trained tax preparation volunteers assist community residents, who have relatively simple tax returns, with their State and Federal taxes. (1110-03, Simpkins/Orrren)
4. The Board will be asked to enthusiastically endorse and approve another altruistic program whereby residents of Lake Wildwood can support the LWW Motorcycle Club's Food & Toy Run Collection Program within Lake Wildwood. (1110-04, Simpkins/Motorcycle Club)

The Consent Calendar was approved as presented.

## **H. OLD BUSINESS**

1. The Board will be asked to approve 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. These proposed changes will be published in *The Wildwood Independent* and come back before the Board for final approval. (1108-10, Cross/Golf Committee)

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

**MOTION:** That the Board approves the proposed changes to Golf and Maintenance Policy 7.10 and Rule-7.10.10 which will allow tenants/lessees and other individuals residing within the residence and LWW employees and their qualifying dependents golf privileges upon registering and payment as established by the Board of Directors. In addition, all tenants/employees/qualifying dependents will be required to obtain a LWW ID card from the Security Department and pay an annual charge of \$100 per household for this amenity. This revenue will be assigned to the Golf Budget. Additionally, these individuals will be restricted to obtaining a tee time no earlier than three (3) days in advance.

Board Members discussed the fact that this would encourage more renters and that renters should not be paying the same fee as members. Fees could be established in the next budget. The CC&Rs and Declarations of Restrictions are in conflict on this subject and that should be fixed.

The motion carried 6-1, with Director Watson voting nay.

Director Watson complimented the Golf Committee on all of its work.

2. The Board will be asked to approve 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 Time in an effort to increase revenue. Further, the Board will be asked to approve proposed rule changes to Rule R-7.10.55 which would update our rules regarding “No-fee Golf – Guest Days.” These proposed changes will be published in *The Wildwood Independent* and will come back before the Board for final approval. (1109-03, Cross/Golf Committee)

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

MOTION: That the Board approves the addition of a new Golf and Maintenance Rule R-7.10.57 which will allow Golf Clubs to have a “Friend Day” once each month during Daylight Savings Time in an effort to increase revenue. Further, the Board approves proposed changes to Rule R-7.10.55 which will update our rules regarding “No-fee Golf (Guest Days).” These proposed rules changes will be published in the Association’s newspaper that is distributed to all members. No less than 30 days after the proposed rule changes are published in *The Wildwood Independent*, the General Manager should place this item on the Board’s agenda for final approval.

The motion was unanimously carried.

3. The Board will be asked to approve a revised Project Approval Document (PAD) for the installation of a 5<sup>th</sup> dock to be located on the south side of the existing dock system and to relocate and increase the size of the swimming area at Hideaway Park. (1106-04, Hatten/Yacht Club)

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

MOTION: That the Board approves the revised Project Approval Document (PAD) dated September 1, 2011 to install an additional finger dock on the south side of the existing dock system and to relocate and increase the size of the swimming area at Hideaway Park.

Director Stanton made the motion to amend the motion as follows, with a second by Director Watson.

MOTION: That the Board approves the revised Project Approval Document (PAD) dated September 1, 2011 to install an additional finger dock on the south side of the existing dock system and to relocate and delineate the swimming area at Hideaway Park.

Board Members indicated that activity there does not warrant another dock. Planning Committee members asked where this came from and that this is not a part of the Master Plan.

President Hatten said that any committee or club can submit a proposal. Yacht Club members said that another dock is needed for safety, instead of beaching the boats in the sand, and that this would be an amenity for everyone.

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

MOTION: That the Board withdraw the main motion and the motion to amend.

The motion was unanimously carried.

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

MOTION: That the Board approves the revised Project Approval Document (PAD) dated 09/01/2011 to install an additional finger dock on the south side of the existing dock system and to relocate and increase the size of the swimming area at Hideaway Park.

The motion failed 4-3.

4. The Board will be asked to approve a ballot measure that will be mailed to all Lake Wildwood members in good standing regarding implementing a rental cap. (1108-04, Hatten/Simpkins)

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

MOTION: That the Board approves to add the following to Article II, Section 3(b) of the Second Restated Declaration of Restrictions of Lake Wildwood.

Notwithstanding anything to the contrary in this Declaration or any other Governing Document:

- (i) No more than 20% of the Lots may be non-owner occupied.
- (ii) The Board shall develop and implement a system for tracking the non-Owner occupied Lots and each Owner shall cooperate with Association requests for information in furtherance thereof.
- (iii) The Board shall have the power to adopt, amend and repeal Rules for the purpose of implementing and ensuring compliance with this provision including, without limitation, defining “non-Owner occupied” in various contexts, and determining appropriate circumstances for variances in hardship situations.

The motion was unanimously carried.

**I. DISCUSSION – None**

**J. NEW BUSINESS**

1. Traditionally, the Board asks members to support a Holiday Fund for the Association's employees and independent contractor. The President of the Board will again solicit Board, Member, and Resident support for this program. (1110-05, Hatten/Community Relations Committee/Alexander)

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

MOTION: That the Board thanks the Community Relations Committee for their outstanding efforts in collecting dollars for our employees through the holiday gift fund and heartily endorses the establishment of the Employee Holiday Fund for 2011. Further, the Board thanks our acting Treasurer, Chris Smallman, for volunteering to receive and distribute these funds. Contributions may be placed in the Employee Holiday Fund box in Administration or mailed to Chris Smallman at 12222 Lake Wildwood Drive, Penn Valley, CA 95946.

The motion was unanimously carried.

2. The Board will be asked to approve proposed changes to Golf Operations and Maintenance Rule R-7.10.20 which would update the rules regarding starting times and ID requirements for tenants and employees. These changes will be published in *The Wildwood Independent* and will come back before the Board for final approval. (1110-06, Cross/Golf Committee)

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

MOTION: That the Board approves the proposed changes to Golf and Maintenance Rule R-7.10.20 which will update the rules regarding tenant/employee and their qualifying dependents(s) starting times and identification card requirements. These proposed rule changes will be published in the Association's newspaper that is distributed to all members. No less than 30 days after the proposed rule changes are published in *The Wildwood Independent*, the General Manager should place this item on the Board's agenda for final approval.

The motion was unanimously carried.

3. The Board will be asked to approve a Project Approval Document (PAD) to install new tee signs on the golf course and FY 2011/12 Community Improvement

funds not to exceed \$19,500 for this project; and to place this item on the Replacement Reserve Schedule. (1110-07, Cross/ Golf Committee)

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

**MOTION:** That the Board approves the Project Approval Document to install new tee signs on the golf course and FY 2011/12 Community funds not to exceed \$19,500 for this project. Further, the Board directs the General Manager to let a contract with Landmark Golf Course Products for the cast bronze plaques and approves a sole source contract with Behr Construction for stone work as noted in the PAD. This project is scheduled to begin November 2011. Lastly, the Board directs staff to place the bronze signs on the Replacement Reserve Schedule.

The Finance/Audit Committee disagreed with placing the signs on Replacement Reserves because the total cost would be less than \$1,000 each.

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

**MOTION:** That the Board deletes the last sentence in the motion regarding the Replacement Reserve Schedule.

The motion to amend the first motion was approved unanimously.

The first motion was approved unanimously.

**K. PUBLIC COMMENT**

Several members made comments pro and con regarding the motorcycle proposal.

**L. ADJOURNMENT**

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

**MOTION:** That the Board adjourns the meeting. The meeting was adjourned at 5:23 p.m.

The motion was unanimously carried.

Respectfully submitted,

Charlotte Orren, Recording Secretary