

**LAKE WILDWOOD ASSOCIATION
BOARD OF DIRECTORS' MEETING MINUTES
August 18, 2009**

A. CALL TO ORDER

President Pryor called the meeting to order at 2:38 p.m. and then led the Pledge of Allegiance.

B. ROLL CALL

President Linda Pryor; Vice President Terry Thies; Secretary Mary Ann Brandt; Treasurer Pete Maffei; Directors Alex Alexander, Bud Springer, Ward Thompson, and Tom Watson; General Manager/Chief Operating Officer Edward Simpkins; Administrative Assistant Chris Olivas; and Recording Secretary Charlotte Orren.

C. AGENDA APPROVAL

(The agenda for the Board's Monthly Board Meeting on August 18, 2009 was distributed to the Members prior to the Board Meeting in accordance with the Davis-Stirling Act.)

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

MOTION: That the agenda be approved.

Director Thompson requested that Item G.6, change to Security Rules be moved to Discussion, Item I.4.

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

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

The motion was unanimously carried.

D. APPROVAL OF MINUTES

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

MOTION: That the Board approve the minutes of the Board of Directors' Meeting held on July 24, 2009, the Board of Directors' Organizational Meeting held on July 27, 2009, and the Board of Directors' Monthly Board Meeting held on July 28, 2009.

The motion was unanimously carried.

E. CORRESPONDENCE

President Pryor said that she received e-mails pro and con regarding the potential removal of the guard at the North Gate in the early a.m. hours.

AUDIT PRESENTATION

Bob McClintock of McClintock Accountancy Corp. gave the following report:

Decrease in Cash and Investments of \$878,000, after spending on the new Community Center.

Accounts Receivable gross (without the AR allowance) increased \$50,000.

Property Equipment Depreciation expense was \$374,000.

Golf Revenue increased \$20,000 over prior year.

Golf expense increased by \$7,000.

Clubhouse Operations had a decrease in gross revenue of \$130,000.

Clubhouse expenses decreased by \$111,000.

Security Department expense decreased by \$25,000.

Parks expense decreased by \$29,000.

Recreation expense decreased by \$55,000.

Administration expense increased by \$11,000.

Replacement Reserves had revenue of \$1,089,000 with expenses of \$651,000.

Committee accounts totaled \$31,000.

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

MOTION: That the Board accept the audit of our 2008/09 fiscal year financial status by McClintock Accountancy Corp.

The motion was unanimously carried.

F. REPORTS

1. **Treasurer's Report:** Pete Maffei said that the Administration Department had audit expenses of \$33,000. He also said that this is the second month running that the Clubhouse is ahead of budget. In the Golf Department, daily fees for members and guests were ahead of budget.
2. **Secretary's Report:** None
3. **President's Report** – None
4. **Management Report** - General Manager Simpkins read highlights of his report, Attachment A.
5. **Committee Reports** – Attachment B

6. Ad Hoc Committee Reports - None
7. Board Liaison Reports

Judith Scott, Emergency Affairs Representative, said that the swine flu inoculations this fall will require two shots; the regular flu shot is recommended for most of us.

G. CONSENT CALENDAR

1. The Board will be asked to approve appointments to fill various committee vacancies. (0908-01, Pryor)

The following appointments were recommended:

Lake Committee- Nancy Fisher
Recreation Committee - Myron (Mike) Lambert
Tennis Committee- Michael Perbetsky

2. The Board will appoint Board Members as liaisons to each of the Association's Standing Committees. (0908-02, Pryor)

Liaisons are as follows:

Community Relations – Ward Thompson
Election – Bud Springer
Environmental Management – Mary Ann Brandt
Finance/Audit – Tom Watson
Golf – Terry Thies
Hospitality Services – Bud Springer
Lake – Terry Thies
Planning – Alex Alexander
Public Safety – Alex Alexander
Public Works – Tom Watson
Recreation – Bud Springer
Social – Mary Ann Brandt
Tennis – Mary Ann Brandt
TV – Ward Thompson

3. The Board will be asked to approve the spouse of an Association employee to serve as an associate on one of the Association's Standing Committees. (0908-03, Simpkins)
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 16, 2009. (0908-04, Humburg/Sliakis/Simpkins)

5. The Board will be asked to grant final approval to change Finance Rule R-4.20.80 which will clarify and update the process followed regarding the depreciation, control, and identification of the Association's Capital Assets. This final notice will be published in *The Wildwood Independent*. (0906-08, Finance & Audit Committee/Whiteaker/Simpkins)
6. The Board will be asked to grant final approval to change Security Rule R-10.30.25 regarding the placement of traffic cones for on-street parking. This final notice will be published in *The Wildwood Independent*. (0905-11, Public Safety Committee/Alexander/Simpkins)
7. The Board will confirm that on July 20, 2009 the General Manager and two Members of the Board of Directors met and accepted the recall petition to recall the then Board President. Prior to acceptance, the President had already submitted his resignation. (0908-05, Board/Simpkins)
8. The Board will be asked to accept a generous donation of a wireless microphone valued at \$400 from the TV Club for use in the Community Center. This microphone will be available for the Board, Committees, and Clubs to use. (0908-10, TV Club/Pryor)

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

MOTION: That the Board approves the Consent Calendar, as amended.

The motion was unanimously carried.

H. OLD BUSINESS - none

I. DISCUSSION

1. The new Board Members will be brought up-to-date regarding the remote entry access control of the North Gate between the hours of 11:00 p.m. and 6:00 a.m. seven days a week. (0905-06, Findley/Springer/Simpkins)

President Pryor asked each Board Member to express her/his opinion to the overflow crowd.

Director Watson said that he had reviewed the North Gate issue and wants to keep the members informed in the future about a change in services.

Director Thompson said that we need to look at the overall picture and make sure that all perimeters of the community are secure.

Director Alexander said that the preferences of the members need to be taken into account and the money savings in this case would not be worth this dissent in the community.

Director Thies recommended a Blue Ribbon Panel of four people headed up by Alex Alexander to study the issue.

Director Springer said that he was disappointed with the behavior of some people in the dissent process. He supports the Blue Ribbon Panel and suggested they study the issue for 90-120 days and report back to the Board no later than January.

Director Brandt said that the Board has been listening to members and that she supports the Blue Ribbon Panel concept.

President Pryor said that the Board is not taking this situation lightly.

Dick Greene, Lot #3445, said a large number of residents are opposed to removing the guard in the early morning hours. He talked about a burglary scenario where he and his family might be burglarized and possibly harmed.

Marge Velanosi, Lot #0936, read a letter from Kathy Amatangelo, Lot #2629, who was opposed to the removal of the guard and wrote about her granddaughter who safely entered the North Gate by car after having been followed for miles by two men.

Marty Domagala, Lot #1334, said that we all pay the same dues and that the North Gate members should not have less services, such as removal of a guard. The potential savings are not worth the divisiveness in the community.

Fernando De La Torre, Lot #1814, said that he values our security system and can't put a price on it.

Elizabeth Haas, Lot #230, said that she stores her motorcycle at the North Gate and would be worried if there were no guard there when she gets her bike and leaves at 6:00 a.m.

Linda Marshall, Lot #2709, said that she wants the 24/7 security. Removal of a guard would degrade our security system. She suggested a survey of members.

Paula Bertness, Lot #1292, supported the Blue Ribbon Panel idea.

Jim Pack, Lot #2172, said that he supports the Blue Ribbon Panel idea. He was saddened to see that Mike Doscher had resigned.

Ray Gutendorf, Lot #2236, said that it is important to keep the membership informed.

Lori Frazer, Lot #2455, was active in the petition campaign to keep the guard at the gate. She asked for a show of hands and most people were in favor.

2. The Board will discuss potential Board objectives for the coming year, and solicit Membership input regarding specific objectives to pursue over the next twelve (12) months. (0908-06, Pryor)

President Pryor asked each Board Member to list her/his objectives.

Director Watson wants to see a general face lift. He is interested in solar power for the swimming pool and work on green efficiency.

Director Thompson suggested that the Board Members review past surveys and continue to survey to improve public relations. He suggested a one page issue of the *Bits and Pieces* each week. He suggested an emerging philosophy for our changing population.

Director Brandt wants tenants and owners to take more responsibility for the appearance of their properties. She wants to see the CC&R's updated.

Director Thies wants to see a task tracking system developed between the General Manager, staff, and the Board of Directors.

Director Alexander wants to see better ways to handle dissent and to present issues before they get divisive.

Director Springer wants to keep the Clubhouse on track to reduce the subsidy. He said that we have failed in the Clubhouse as far as day-to-day operations. He wants to develop a communications task force to include improved e-mail communications.

President Pryor wants to develop a stronger sense of community.

3. The Board will be asked to review the proposed signage for the various community amenities and give the Public Works Committee direction on the signs' design so that a Project Approval Document (PAD) can be prepared and bids obtained. (0907-11, Public Works Committee/Thies)

Keith Franklin presented information for new community signs. Board Members decided to call one park "Explorer Park" instead of "Explorer Island Park." It was suggested that all the regulatory information be combined on one sign and that the sign be moved beyond the entry gate, leaving "Welcome to Lake Wildwood" sign at the entry.

Don Hatten said another "Clubhouse" sign is needed at the point heading North on Lake Wildwood Drive near Driftwood Court. Director Springer suggested another "Clubhouse" sign at the corner of Cottontail and Lake Wildwood Drive for those heading South on Lake Wildwood Drive.

The Board approved the arrow placements on the signs and tasked Keith Franklin to develop PADs and present to the Board.

Don Hatten said that \$5,100 could come from Replacement Reserves and the remaining funds could come from the CI Budget.

4. The Board will be asked to grant final approval to change Security Rule R-10.20.10, R-10.20.20, R-10.20.30 and Procedure P-10.20.10 which will update our rules regarding authorized entry into Lake Wildwood. This final notice will be published in *The Wildwood Independent*. (0905-10, Public Safety Committee/Alexander/Simpkins)

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

MOTION: That this item be moved to New Business, Item J.3.

The motion was unanimously carried.

J. NEW BUSINESS

1. The Board will be asked to approve the Auto Show in the park to be held on September 20, 2009 sponsored by the Social Committee. This year's event will include motorcycles and the Board will be asked to allow an eight (8) hour use variance for motorcycles owned by Lake Wildwood residents and garaged within Lake Wildwood to drive to and from the event. All other motorcycles will be delivered via trailer to the event. (0908-08, Social Committee/Brandt/Simpkins)

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

MOTION: That the Board approves the Social Committee's request to allow an eight (8) hour motorcycle use variance on the day of the Auto Show event, September 20, 2009 to be held at the ball field in Commodore Park. This variance would allow motorcycles that are owned by LWW residents and garaged within LWW to drive to and from the event.

Don Queen explained that this would be a one-day user variance with no "in and out" privileges. Only those who paid the admission fee would be allowed to ride and the Security Department would have a list of participants. Director Brandt suggested that we do publicity to the members well before the event.

Director Brandt made the motion, with a second by Director Springer:

MOTION: That the following statement be added to the motion:
"Pending approval from legal counsel."

The motion to amend was unanimously carried.

The main motion was unanimously carried

2. The Board will be asked to approve budgeted FY 2009/10 Replacement Reserve Funds in the amount of \$6,000 and unbudgeted FY 2009/10 Replacement Reserve Funds not to exceed \$1,500 to replace the existing server in the Administration Office as it has reached the end of its useful life. (0908-09, Whiteaker/Simpkins)

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

MOTION: That the Board approves budgeted FY 2009/10 Replacement Reserve Funds in the amount of \$6,000 and unbudgeted FY 2009/10 Replacement Reserve Funds not to exceed \$1,500 to replace the existing server system in the Administration Office. Further, the Board authorizes the General Manager to let a sole source contract with ProIT, a division of Ray Morgan Company, and to add the new server to the Replacement Reserve Schedule.

The motion was unanimously carried

3. The Board will be asked to grant final approval to change Security Rule R-10.20.10, R-10.20.20, R-10.20.30 and Procedure P-10.20.10 which will update our rules regarding authorized entry into Lake Wildwood. This final notice will be published in *The Wildwood Independent*. (0905-10, Public Safety Committee/Alexander/Simpkins)

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

MOTION: That the Board grants final approval to the proposed changes to Security Rules R-10.20.10, R-10.20.20, R-10.20.30, and Procedure P-10.20.10 regarding entry cards. Further, the Board directs staff to publish the final notice of these approved rule changes in *The Wildwood Independent*.

The motion was unanimously carried.

K. PUBLIC COMMENT

Jim Pack, Lot #2172, said that when the Community Center was completed, the Administration wanted to evaluate the usage of the rooms before giving a permanent designation to any room. Jim said that from his observations, all of the rooms are not being used and he recommends establishment of a fitness center. He wants permission from the General Manager to start e-mail communications, distribution of flyers and to conduct surveys regarding a fitness center.

Marty Domagala, Lot #1334, recommends a study group regarding night time removal of the North Gate Guard. Surveys are needed as well as town hall meetings.

L. ADJOURNMENT

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

MOTION: That the Board adjourn the meeting.

The motion was unanimously carried. The meeting was adjourned at 6:03 p.m.

Respectfully submitted,

Charlotte Orren, Recording Secretary