

**LAKE WILDWOOD ASSOCIATION  
BOARD OF DIRECTORS MEETING MINUTES  
FEBRUARY 24, 2009**

**A. CALL TO ORDER**

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

President Doscher advised the large audience that fee schedule information will be discussed at the next budget planning workshop on Wednesday, March 4, 2009.

**B. ROLL CALL**

President Mike Doscher, Vice President Jack Valentine, Secretary Bud Springer, Treasurer Pete Maffei, Board Members Mary Ann Brandt, Linda Pryor, Don Streseman, and Terry Thies; 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 February 24, 2009 was distributed to the members prior to the Board Meeting in accordance with the Davis-Stirling Act.)

Director Brandt recommended that item G. 4, proposed changes to Environmental Management Rule R-6.10.50 be moved to New Business J.8 (later J.7). Director Springer recommended that item J.2, Elimination of Finance Rule R-4.10.55 and Finance Rule R-4.10.56 be tabled. General Manager Simpkins suggested that Item J.4, replacement of the fairway aerifier be moved to Item J.1.

Director Streseman made the motion, with a second by Director Pryor.

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

The motion was unanimously carried.

**D. APPROVAL OF MINUTES**

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

MOTION: That the Board approve the minutes of the Board of Directors Monthly Board Meeting held on January 27, 2009.

The motion was unanimously carried.

**E. CORRESPONDENCE**

President Doscher said that he received a lot of correspondence and e-mails regarding the proposed Cost Recovery Program. He also received correspondence regarding the charity golf tournaments; CORE has relinquished their request and Roots and Wings have reapplied. The Community Relations Committee has the new request.

**F. REPORTS**

1. Treasurer's Report – Pete Maffei gave the highlights of his report indicating that year-to-date operating departments performed better than budget at \$87,734.00. The Clubhouse operated at a negative variance of \$37,832.00. Golf revenue was below budget by \$80,852. He continued with his report, Attachment A.
2. Secretary's Report – Director Springer said that there was an executive meeting regarding personnel issues.
3. President's Report – None
4. General Manager's Report – General Manager Simpkins read his report, Attachment B.
5. Committee Reports – Attachment C.
6. Ad Hoc Committee Reports – None
7. Board Liaison Reports – Judith Scott, Emergency Affairs Representative, said that a new urgent number, 211, has been established to handle some calls to police, lessening the load on the 911 system. There will be a pandemic emergency planning meeting on June 18, 2009. There will be a Citizens CORE meeting next week.

**G. CONSENT CALENDAR**

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 April 25th and 26th and May 2nd and 3rd 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. (0902-01, Doscher/Simpkins)
2. The Board will be asked to approve appointments to fill various committee vacancies. (0902-02, Doscher)

The following appointments were recommended:  
Ladies 18 Hole Club – Joan Bundick  
Men's 9 Hole Club – David Kedic

3. The Board will be asked to grant final approval to the changes to Organization Policy and Procedures of LWA's Governing Documents relating to our Channel 95. These changes will update and clarify this section of our documents. This final notice will be published in *The Wildwood Independent*. (0812-03, Pryor/T.V. Committee)

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

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

The motion was unanimously carried.

**H. OLD BUSINESS – None**

**I. DISCUSSION**

1. The Board will discuss remaining open issues from the budget meeting held on February 18, 2009. (0902-11, Planning/Thies/Simpkins)

President Doscher said that the budget study for greens replacement continues and there will be a meeting next week.

Matt Hanson, architect for the Plumas Lake Golf Course, could do replacement greens on our course for \$20,000 to \$25,000 each, using in-house labor. Director Thies recommended budget restraints.

Marty Domagala, Lot #1334, praised the Board on its progress with the budget but advised freezing any new positions, reducing increases for employees, and reducing assessments.

2. The Board will discuss the fencing project and specifically the area along Pleasant Valley Road commencing at the North Gate and proceeding north for approximately 1,600 feet. (0805-07, Planning/Thies/Simpkins)

Director Thies suggested that we use black vinyl fencing for a nicer look. General Manager Simpkins said that the Public Safety Committee and the Security Department has recommended fencing beyond the North Gate to block open spaces for intruders. Board Members recommended that Public Works and the Public Safety Committees review the project and come back to the General Manager with recommendations. The General Manager can then put out the project for bids and include the item on the March agenda.

**J. NEW BUSINESS**

1. The Board will be asked to approve the replacement of a John Deere fairway aerifier and to accelerate funds in an amount not to exceed \$25,800 from FY 2011/2012 Replacement Reserves for this purchase. (0902-06, Wolford/Streseman/Simpkins)

Director Streseman made the motion, with a second by Director Pryor.

MOTION: That the Board approves accelerating FY 2011/2012 Replacement Reserve Funds not to exceed \$25,800 for the purchase of a John Deere Aercore 2000 aerifier.

Ken Wolford and Board Members discussed the purchase of the new machine versus replacement of parts.

Director Streseman moved to amend the motion, with a second by Director Valentine.

MOTION: That the Golf Superintendent work with the Finance Audit Committee on an analysis to show whether repair of the aerifier would be more effective. After this analysis, the results will determine the action to be taken by the Golf Course Superintendent.

The amended motion was unanimously carried.

2. The Board will be asked to approve the establishment of an ad hoc committee to further develop and communicate a recommended policy for cost recovery. The objective would be to reach community consensus and Board approval in time for implementation in next year's budget cycle (2010/11). (0902-03, Doscher)

President Doscher made the motion, and a second by Director Springer.

MOTION: That the Board approves the attached Charter to establish an Ad Hoc Cost Recovery/Fee Strategy Committee to provide recommendations regarding the development, communication, and implementation of a Cost Recovery Policy.

The motion was unanimously carried.

President Doscher amended the motion, and a second by Director Springer.

MOTION: That the Board approves the attached Charter to establish an Ad Hoc Cost Recovery/Fee Strategy Committee to provide recommendations regarding the development, communication, and implementation of a Cost Recovery Policy, chaired by Tom Cross and to include four additional members.

The amended motion was unanimously carried.

3. The Board will be asked to approve the proposed changes to Administration Rule R-1.20.40 regarding changes to the Fine and Penalty Schedule. These changes will be published in *The Wildwood Independent*. (0902-05, Simpkins)

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

MOTION: That the Board directs the General Manger to publish the attached proposed changes to Administration Rule R-1.20.40, Provisions 1, 2, and 5. These proposed rule changes would 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 approval.

The motion was unanimously carried.

4. The Board will be asked to approve FY 2008/09 Replacement Reserve Funds not to exceed \$5,500 to replace the 7-1/2 HP three phase pump and motor in the main pool. (0902-07, Biswell/Watson/Doscher/Simpkins)

Director Streseman made the motion, with a second by Director Valentine.

MOTION: That the Board approves FY 2008/09 Replacement Reserve Funds not to exceed \$5,500 to purchase a Pentair EQ pump/motor for the large pool.

Recreation Director Amanda Biswell presented information on several types of pumps and cost estimates and recommended the Pentair. She recommended that the pump be added to the Replacement Reserve Schedule.

The motion was unanimously carried.

5. The Board will be asked to approve FY 2008/09 Replacement Reserve Funds not to exceed \$25,500 to replace one patrol vehicle. (0902-08, Findley/Springer/Simpkins)

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

MOTION: That the Board authorizes staff to expend FY 2008/09 Replacement Reserve Funds not to exceed \$25,500 to purchase a replacement security vehicle with vehicle striping decals, and a one hundred thousand mile drive-train warranty.

Security Chief Jeff Findley discussed the merits of having SUVs to handle emergencies and carrying emergency personnel and carting loose dogs to the Animal Control Center. Board Members and audience members questioned the need for four SUVs and the need to cart animals. There were recommendations to keep the vehicles until they reach the 200,000 mile level.

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

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6. The Board will have the opportunity to ask questions about new recently enacted laws that place additional requirements upon community associations. (0902-09, Simpkins/Olivas)

The new laws were presented by General Manager Simpkins.

7. The Board will be asked to approve proposed changes to Environmental Management Rule R-6.10.50, Provision 1.D. which would allow the Association to charge a property inspection fee. These proposed changes will come back before the Board for final approval. (0902-10, York)

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

MOTION: That the Board directs the General Manager to publish the attached proposed change to Environmental Management Rule R-6.10.50, Provision 1.D which would allow the Association to charge a fee to inspect a property. This proposed rule change would be published in the Association's newspaper that is distributed to all members. No less than 30 days after the proposed rule change is published in *The Wildwood Independent*, the General Manager should place this item on the Board's agenda for approval.

The motion was unanimously carried.

**K. PUBLIC COMMENT** – None

**L. ADJOURNMENT**

Director Streseman made the motion, with a second by Director Valentine.

MOTION: That the Board adjourn the meeting.

The meeting was adjourned at 5:30 p.m.

Respectfully submitted,  
Charlotte Orren, Recording Secretary