

**LAKE WILDWOOD ASSOCIATION  
BOARD OF DIRECTORS' MEETING MINUTES  
JANUARY 27, 2009**

**A. CALL TO ORDER**

President Doscher called the meeting to order at 2:35 p.m. and then led the Pledge of Allegiance.

**B. ROLL CALL**

President Mike Doscher; Vice President Jack Valentine; Secretary Bud Springer; Directors 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.

Absent: Treasurer Pete Maffei.

**C. AGENDA APPROVAL**

(The agenda for the Board's Monthly Board Meeting on June 24, 2008 was distributed to the Members prior to the Board Meeting in accordance with the Davis-Stirling Act.)

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

MOTION: That the Board move item G.3 regarding rules for Standing Committees to New Business item J.3.

The motion was unanimously carried.

President Doscher made the motion, with a second by Director Streseman.

MOTION: That the Board move Item J. 2, changes to Finance Rules R-4.10.55 and Rule R-4.10.56 to reflect that all recreational amenities (Golf, Lake, Swimming, and Tennis) will be treated equally, and that it be moved to Discussion and discussed immediately after approval of minutes.

The motion was unanimously carried.

**D. APPROVAL OF MINUTES**

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

MOTION: That the Board approve the minutes from the Board of Directors' Monthly Board Meeting held on December 16, 2008 and the Executive Session held on January 7, 2009 to address personnel issues.

The motion was unanimously carried.

*Item J.2, proposed changes to Finance Rule R-4.10.55 and Rule R-4.10.56 regarding rules reflecting amenities was discussed here since there was a standing room only crowd, most of whom came to hear this discussion.*

#### **E. CORRESPONDENCE**

President Doscher said that he received a letter regarding poaching of animals along the boundary fence line. General Manager Simpkins responded to the letter.

#### **F. REPORTS**

1. Treasurer's Report: General Manager Simpkins read the Treasurer's Report, Attachment A.
2. Secretary's Report: None
3. President's Report: None
4. Management Report: General Manager Simpkins read his report, Attachment B.
5. Committee Reports: Attachment C
6. Ad Hoc Committee Reports: None
7. Board Liaison Reports:

Jim Gratteau, representative to the Sanitation District said that there have been sanitation odor problems and they may try disinfection.

Judith Scott, Emergency Affairs Representative, said that there are new state regulations for use of defibrillators. The California State Health Care Volunteer System is looking for volunteers.

#### **G. CONSENT CALENDAR**

1. The Board will be asked to approve appointments to fill various committee vacancies. (0901-01, Doscher)

The following recommendations were made:

Clubhouse (Food Service): Harry Diamond, Jane Pusheck, Nancy Estill, Gary Kahn, and Joe Montara, Jr.

Community Relations: Paula Bertness, Katherine Freer, Gene Graves, and Sandra Nelson

Election: Marjorie Colburn, Joe Feld, and Raymond Leech

Environmental Management: Debra Caswell, Richard Fischer, Chris Heisler, and Merle McDougall

Golf: Shari Davis, Gerry Galvin and Bill Wilcock

Lake: Jeff Heyser, John Norton, Ward Thompson, and Bill Yanko

Planning: Bill Neff

Public Safety: Sally French, Tom Rowland, David Shindler, and Diana Thompson

Public Works: Roger Dodge, Tom Hall, Jim Pack, and Al Walti

Recreation: Bridget DeLong, Judy McAuliffe, Joe Stein, and Janet Watson

Social: Barbara Byrne, Marilyn Heald, and Barbara Mertzluft

Tennis: David Nelson

TV: Joseph Padua

2. The Golf Committee and Golf Course Superintendent will ask the Board to accept the most recent Golf Course Inspection Report, the recommendations contained in this report, and the Golf Course Superintendent's comments regarding this report and authorize staff to make this report available to the Membership. (0901-02, Golf Committee/Wolford/Simpkins)

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

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

The motion was unanimously carried.

#### **H. OLD BUSINESS - None**

#### **I. DISCUSSION**

1. The Board will be asked to discuss proposed changes to Finance Rule R-4.10.55 and Rule R-4.10.56 which would eliminate self-supporting amenities changing the rules to reflect that all four recreational amenities (Golf, Lake, Swimming, and Tennis) will be treated equally. (0901-05, Doscher/Finance-Audit Committee/Valentine/Simpkins)

President Doscher said that he had received a number of letters and e-mails from people who were opposed to letters being placed in their mail boxes from an anonymous writer who was opposed to this proposal. He then proceeded with the highlights of the Cost Recovery Philosophy and Rule Change. One aspect of the program is that the entire community would pay for recreational infrastructure, including the golf course, using a six-year projection that would cost each homeowner \$21.00 per year.

Members responded that the entire proposal is much too complex and it needs to be explained more carefully, especially a comparison of the old costs compared to the new. Some said that golf fees would be increased and would price many members off the golf course. Others said that the present system works fine and why change it. By a show of hands, the majority of attendees were opposed to the program.

The Board recommended that General Manager Simpkins proceed with the budget development assuming that a rule change will take place, especially comparing the present costs with the new. They also recommend that he communicate information to the membership in a question and answer format, and that the Finance/Audit Committee finalize the wording on the proposed rule change.

2. The Board held a series of workshops with LWW committee members to review and upgrade their charters. The Board discussed changes and distribution of the revised document for implementation. (0901-03, Brandt)

Director Brandt explained that the Administration Office will make two copies of the document for each committee.

## **J. NEW BUSINESS**

1. The Board will be asked to issue a policy statement regarding the potential use of the various rooms in the new Community Center. (0901-04, Streseman)

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

MOTION: That the Board issues a policy statement regarding potential use of the various rooms in the new Community Center. That policy being that all rooms, with the exception of the Recreation Director's Office, be considered as general purpose rooms and will not be dedicated to a specific purpose, or group, for a period of at least nine months, unless modified by the Board, to allow sufficient time for evaluation of type and amount of use. After such evaluation, the General Manager will determine a usage policy for the various rooms.

The motion was unanimously carried.

2. The Board will be asked to approve the proposed changes to Organization Rule R-2.10.30 which will update and clarify the rules regarding Standing Committees. These changes will come back before the Board for final approval (0901-06, Doscher/Brandt)

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

MOTION: That the Board directs the General Manager to publish the attached proposed changes to the Organization Rule R-2.10.30 as outlined in the attached Governing Documents. The purpose of these changes is to update and clarify the sections of Lake Wildwood Association's Governing Documents as it relates to Lake Wildwood Association's Standing Committees. These proposed rule changes would be published in the Association's newspaper that is distributed to all members. No less than 30 days after these 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.

**K. PUBLIC COMMENT**

Jim Pack, Lot #4-2172, addressed the Board about his request for fitness a center and year round pool. He said that he has about 500 or 600 people ready to pay who would be interested in this concept. He was disappointed that he was denied access to the *Bits and Pieces* to advertise this idea.

**L. ADJOURNMENT**

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

MOTION: That the Board adjourn the meeting.

The motion was unanimously carried. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,  
Charlotte Orren, Recording Secretary