

**LAKE WILDWOOD ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS' MEETING
February 23, 2010**

A. CALL TO ORDER

President Pryor opened the meeting at 2:30 p.m. and then led the Pledge of Allegiance.

B. ROLL CALL

President Linda Pryor; Vice President Terry Thies; Secretary Mary Ann Brandt; Treasurer Chris Smallman; Board Members Alex Alexander, Bud Springer, Ward Thompson, and Tom Watson; Administrative Assistant Chris Olivas; Recording Secretary Charlotte Orren.

C. AGENDA APPROVAL

Director Brandt requested that Item J.4, update on the Master Plan, be removed since the item will be included under Committee Reports.

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

MOTION: That the agenda be approved, as amended.

The motion was unanimously carried.

D. APPROVAL OF MINUTES

(The agenda for the Board's Monthly Board Meeting on February 23, 2008 was distributed to the Members prior to the Board Meeting in accordance with the Davis-Stirling Act.)

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

MOTION: That the Board approves the minutes from the Board of Directors' Meeting held on January 26, 2010 and the Executive Sessions held on February 2, 2010 and February 16, 2010 to address contracts and personnel issues.

The motion was unanimously carried.

E. CORRESPONDENCE

General Manager Simpkins said that he received a letter from Kathy Valentine who stated that she was opposed to having the Manzanita Room used as dedicated space for a Fitness Center. President Pryor said that she received a letter regarding golf fees.

F. REPORTS

1. Treasurer's Report

Treasurer Smallman reviewed his report, Attachment A, reviewing members' equity and association liabilities. He also reviewed department numbers and said that the Association revenue over expenses was \$227,000 over budget for the Fiscal Year to date.

2. Secretary's Report: None

3. President's Report: President Pryor reminded everyone of the deadline of March 11 for items to be included on the agenda.

4. Management Report: General Manager gave his report, Attachment B, and said that we are making progress on collections from our delinquent accounts. According to Realty Trac, foreclosures for 2010 will increase by 40% and we should factor this into our 2010/11 budget.

Director Springer mentioned a collision between a propane truck and a vehicle and the importance of having contractors with big trucks put cones around the area to prevent accidents. The Board tasked General Manager Simpkins to follow up on this.

5. Committee Reports: Attachment C

6. Ad Hoc Committee Reports

Ad Hoc Parks Committee: Bruce Stanton reported that the Committee has formulated detailed plans for Meadow, Explorer, Vista and Chapparal Parks. The amounts forecasted in the 2010/11 budget proposal are \$250,000 for the pool, \$65 for the #12 green pond wall repair; and \$56,000 for the parks ADA projects.

Ad Hoc Energy Committee: Chair Bob Pleski said that they are looking for volunteers. There will be articles in the TWI about reducing energy bills. They are studying the use of solar energy panels for the pool.

Judith Scott, Board Liaison to the County Emergency Services, said that the Fire Safe Council is having a fundraiser June 4 at the Pilot Peak Winery.

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 24th and 25th and on May 1st and 2nd 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.
(1002-01, Pryor/Simpkins)

2. The Board will be asked to approve appointments to fill various committee vacancies.
(1002-02, Pryor)

The following appointments were recommended:

Lake – Ray Shepherd

Ad Hoc Energy – Norm Fifer, Dennis Olivarez, and James Silva

3. 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 authorize staff to make this report available to the Membership. (1002-03, Golf Committee/Wolford/Simpkins)

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

MOTION: That the Board approves the Consent Calendar.

The motion was unanimously carried.

It was suggested that copies of the Golf Course Inspection Report be made available at the Administration Office to the membership.

H. OLD BUSINESS

1. The Board is being asked to approve the establishment of a club to promote fitness within Lake Wildwood and the application, bylaws, and officer and membership roster.
(1001-08, Pack/Springer)

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

MOTION: That the Board approves the establishment of a Lake Wildwood Fitness Club for Lake Wildwood Association members in good standing. The request for dedication of space will be requested at a future date.

Board Members expressed their support for the formation of a fitness club.

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

MOTION: That the Board withdraw the motion.

The motion was unanimously carried.

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

MOTION: That the Board approves the establishment of a Lake Wildwood Fitness Club for Lake Wildwood Association members in good standing.

Jim Pack presented his case for a fitness center and said that he has 90 members that would pay \$300 per year for its use. He said that there would be a pay back of \$54,000 within a few years. Director Thies agreed that it would promote fitness in the community.

Jack Valentine, Lot # 1892, said that when the Community Center was established, it was determined that all rooms would be available to all members and that none of the rooms would be dedicated for a certain purpose. Several people said that we need to have the Recreation Committee involved.

The motion was unanimously carried.

Director Brandt left the meeting at 3:55 p.m. because of a family matter.

2. The Board will be asked to approve the reconstruction of the golf green complex on hole #3 and the renovation of holes #2, #8, and #9. (0912-11, Golf Greens Complex Advisory Group/Simpkins)

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

MOTION: That the Board direct staff to allocate \$78,463 to the FY 2010/11 Replacement Reserve Budget to be used for the reconstruction of hole #3 and renovation of holes #2, #8, and #9. Further, the Board directs staff to let a contract with D.H.R. Construction, Inc. in an amount not to exceed \$172,000 and to commence this reconstruction/renovation project in August 2010.

Director Springer questioned why the lowest bidder was not recommended for the project. General Manager Simpkins said that the 90/10 sand mixture was recommended and this accounted for the difference in price. Gary Turzak of the Golf Committee said that the 90/10 mix is recommended by the U.S.G.A.

Don Hatten advised the Board to place \$172,000 in the Replacement Reserve Budget for next year's preliminary budget. He advised General Manager Simpkins to supply a written statement as to why we did not use the lowest bidder. This would be required by the auditor.

Director Thies modified the motion, with a second by Director Springer.

MOTION: That the Board allocate \$172,000 for fiscal year 2010/11 Non Capital Replacement Reserve Budget for the reconstruction of hole #3, and renovation of holes #2, #8, and #9. Further, The Board directed staff to let a contract with D.H.R. Construction, Inc. in an amount NTE \$172,000 and

to commence the reconstruction/renovation project in August 2010. The Board directs the General Manager to write a letter explaining why we are choosing the second lowest bid.

The motion was unanimously carried.

I. DISCUSSION – None

J. NEW BUSINESS

1. The Board will be asked to approve the “Mini Art” Auction May 19th – June 12th in the Hallway Gallery of the Clubhouse, offering guests at the Men’s Invitational Golf Tournament, the Home and Garden Tour, and the community the opportunity to bid for art. This is an annual fundraiser (since 1977) benefitting various local children’s art programs. (1002-04, Community Relations Committee/Thompson)

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

MOTION: That the Board approves a request from the Wildwood Art Club to hold a fundraising event whereby artwork will be on display in the Hallway Gallery in the Clubhouse between May 19th and June 12th allowing individuals to bid on the artwork with the proceeds going to various local art projects.

The motion was unanimously carried.

2. The Board will be asked to approve the holding of an information fair in Commodore Park prior to the Annual General Meeting on July 24, 2010. By replacing the fair previously held in the Cedar Room to acquaint residents with club and committee opportunities, the event will reach more residents and, together with the Art Club exhibition and the Firewise Day previously approved by the Board, will expand offerings to those interested in coming to Commodore Park for the meeting. (1002-05, Community Relations Committee/Thompson)

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

MOTION: That the Board approves incorporating the Information Faire as one of the annual activities provided to our members on the day of the Annual Membership meeting. The next Annual Membership Meeting will be held in Commodore Park on Saturday, July 24, 2010.

The motion was unanimously carried.

3. The Board will be asked to accept the Lake Committee Report for 2007/08. (1002-06, Lake Committee/Thies)

Bill Yanko gave his report involving various chemical levels and bacteria in the lake. E. coli standards were consistently being met in the swimming areas. Director Thompson thought that we should move the designated swimming area away from the creek, near Meadow Park Bridge.

Bill said that there is no evidence that the Solar Bees make any difference in the water quality. Board Members discussed the solar bees and whether we should continue their use. There are maintenance expenses and costs involved for battery replacement and beacons. Board Members decided to continue the Solar Bee use for another year.

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

MOTION: That the Board accept the 2007/2008 Lake Monitoring Report.

The motion was unanimously carried.

4. The Board will be asked to approve a fundraising event to be held at the Community Center on November 10, 2010 from 10:00 a.m. to 3:00 p.m. The event held by Allegro Alliance is entitled, "Let the Games Begin" which involves a variety of table games. The revenue from this event will benefit organizations for Music in the Mountains. (1002-8, Community Relations Committee/Thompson)

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

MOTION: That the Board approves the request from Allegro Alliance, a volunteer organization that helps support Music in the Mountains, to hold a fundraising event entitled, "Let the Games Begin," on November 10, 2010. This event will be held in the Oak Room at the Community Center from 10:00 a.m. to 3:00 p.m. The proceeds from this event will benefit Music in the Mountains.

The motion was unanimously carried.

5. The Board will be asked to approve a change to the charter of the Television Committee to reflect the fact that the Association Administrative Office, rather than the Committee, is responsible for the informational scroll disseminated via Channel 95 to include information of a critical nature in the event of disasters. (1002-09, TV Committee/Thompson)

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

MOTION: That the Board approves the revisions to the TV Committee's charter, which will clarify that the Association's Administration Office, rather than the TV Committee, is responsible for the informational scroll disseminated via Channel 95 to include information of a critical nature in the event of disasters.

The motion was unanimously carried.

6. The Board will be asked by the Community Relations Committee to approve a fundraising event for a lake cruise on August 7, 2010 from 4:00 p.m. to 8:00 p.m. The revenue from this event will benefit local schools. (1002-10, Community Relations Committee/Thompson)

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

MOTION: That the Board approves the request from the Roots and Wings Educational Foundation to hold a fundraising event on the lake on August 7, 2010 from approximately 4:00 p.m. to 8:00 p.m. The proceeds will benefit local schools in the Pleasant Valley School District.

The motion was unanimously carried.

7. The Board will have the opportunity to ask questions about new recently enacted laws that place additional requirements upon community associations. (1002-11, Simpkins/Olivas)

Board Members reviewed the laws and asked questions.

8. The Board will be asked to approve a Project Approval Document from the Public Works Committee to remove a wall between the old Recreation building and the Day Camp Room. (1002-12, Public Works Committee/Watson)

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

MOTION: That the Board approves the attached Project Approval Document to remove the non-load bearing wall that separates the old Marina Room and the Day Camp room. Further, that the project will be done with in-house labor and funded with Public Works Operational Funds not to exceed \$2,500. Further, that the Board approves an additional amount of \$500 from the Community Improvement Budget for engineering studies.

Director Watson amended the motion, with a second by Director Thompson

MOTION: That the Board approves the attached Project Approval Document to remove the non-load bearing wall that separates the old Marina Room and the Day Camp room. Further, that the project will be done with in-house labor and that the funding come from Public Works - \$2,000; Community Improvement Funds - \$500 for engineering studies; and \$500 for permit fees.

The motion was unanimously carried .

K. PUBLIC COMMENT

Ed Bailey, Lot #2293, suggested that the Administration advertise the Thursday night bingo in conjunction with the buffet, in order to bring more people to both events.

Carol Furtado, Lot #221, asked whether the Master Plan is available to residents. Copies are available at the office and on the website. She asked about expenses for the improved pool, greens, and park ADA features and was reminded that these will be funded from the special assessment of \$130 added to the Association dues.

L. ADJOURNMENT

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

MOTION: That the Board adjourn the meeting. The meeting adjourned at 5:45 p.m.

Respectfully submitted,

Charlotte Orren