

WOODSIDE ASSOCIATION INC

OPEN BOARD MEETING

August 23, 2011

CALL The meeting was called to order by President John Bird at 7:00 pm.

PRESENT John Bird, Shirley Meyers, Allen Anderson, Nick Lapis, John Atkinson, Jon Rice and Lyn Efken. Cindy Wickliffe and Sherman Britton represented management.

MINUTES MSC (Anderson/Rice) The minutes were approved as presented.

DISCLOSURE Executive Session Discussion : Owner Discipline, Legal, Personnel, and Owner Payment Plans.

MANAGEMENT REPORT

Drainage around the buildings at Woodside has been a growing concern for several years. Trees have caused the ground levels around the buildings to rise and roots have caused damage to the drainage systems. This scenario can be repeated many times over across campus. This one issue has cost the association thousands of dollars in water damage and repeated repairs. We are currently working proactively to address these concerns and have made great strides in identifying and rectifying this major concern. Maintenance has also been proactively checking condensation lines and mapping their locations.

The County Pool Inspection agency has completed their evaluation of all of the pools at Woodside. Although we were sited for a few violations it is significantly less than previous years and we will resolve these issues in a timely fashion. Our goal is to have a perfect evaluation. We have talked with Sunfare about ways to accomplish this goal. New signs have been ordered for all of the pools and should be in place by the next board meeting.

We continue our Operation Restoration program. 661 has been resided, replacement of the roof is underway, exterior painting is scheduled and sheds have been replaced. Demo on 2237 has started and drainage issues resolved. 2241/2245 has been identified as the next phase. This phase will take longer to complete because of the size of the buildings and the amount of restoration needed.

We have stressed with Allied Barton (our security company) the need to have permanent staff in place by the first of September. They have responded by placing one guard on permanent status and will fill the other permanent position shortly.

Let me encourage the members of the association to walk the property and notice the many things that have been done and are being done to restore the structural health of Woodside. What you will notice are new balconies, sidewalks, roofs, walls, drainage, landscaping, expansion boards, fencing, plumbing, etc. that have all been done with care and excellence. Although there is still much more yet to be accomplished, management feels that we have made tremendous strides correcting issues that have been differed far too long. We are encouraged at the progress that has been made and we continue to look for ways to improve the quality of life here at Woodside.

MAINTENANCE HIGHLIGHTS (July – August 15)

- Total Open Work Orders – 194 Total Open Service Requests - 77
- Balconies Replaced - 3
- Concrete Drain and Grading Repairs - 6
- Electrical and Plumbing Repairs - 9
- Gate Door Replacements/Repairs - 11

WOODSIDE ASSOCIATION INC

OPEN BOARD MEETING

August 23, 2011

- Sheetrock Repairs - 3
- Sheds Replaced - 3
- Bldg Inspections to Determine Scope of Work – 20

SECURITY

- Car Break-ins – 2 (Sierra and Old)
- Cited Cars - 68
- Denver Boots - 0
- Expired Registrations - 4
- Cars with no Current Parking Stickers - 22
- Speeding Cars - 0
- Stolen Cars - 0
- Cellular Calls - 54
- Disturbances - 8
- Maintenance Emergencies - 2
- Noise Complaints - 8
- Suspicious Persons - 4
- Vandalism - 0
- Violations Written – 19

PRESIDENTS REMARKS

John Bird provided copies of an article, “Manager Certification; What does it mean to you?”

FINANCIAL REPORT

At the end of July there was \$1,042,627 in cash Reserves. \$107,070 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment due August 1, 2010, \$150,060 or 96% has been collected. Since switching to a third party provider for natural gas, the association has saved more than **\$26,500**. At July 31, delinquent assessments over 30 days late totaled approximately \$130,669. The Association did not collect \$ 21,994 in the month of July. Twenty three (23) units are currently in collections. Since 2007, 83 units have completed the foreclosure process, forcing a write-off of \$309,453 in delinquent dues, special assessments, and late fees. The financial reports were accepted as presented.

COMMITTEE REPORTS

TREE COMMITTEE

MSC (Anderson/Rice) to remove the two magnolia trees at building 2224. Lyn Efken and Shirley Meyers abstained from the vote as members of the Tree Committee.

MSC (Anderson/Lapis) to remove the two trees at building 2266. Lyn Efken and Shirley Meyers abstained from the vote as members of the Tree Committee.

SOCIAL COMMITTEE

Laurie Thrash, Social Committee Chair gave a report on the Birthday Party Bash.

CLUBHOUSE REMODEL

The committee reported that they are working on replacing the window blinds and adding doors to the kitchen area.

ARCHITECTURAL COMMITTEE

WOODSIDE ASSOCIATION INC

OPEN BOARD MEETING

August 23, 2011

MSC (Bird/Anderson) to deny the application of building 2252 to change the numbering on the building due to non-conformity and difficulty of the fire department to locate the numbers.

MSC (Rice/Anderson) to approve the installation of a washer/dryer in the bedroom closet of unit 800-14.

No vote was necessary to approve the kitchen and bathroom remodel of unit 867-6.

OLD BUSINESS

ROOF DAMAGE OF BUILDING 2252

MSC (Rice/Anderson) to repair the garage roof where the tree branch fell and damaged the roof.

CUSTOM CARE ADDITIONAL SERVICES – PORTER SERVICE AT POOLS

MSC (Lapis/Anderson) to approve the additional contract with Custom Care for porter service at the 9 pool areas one day per week.

NEW BUSINESS

SIERRA CRIME UPDATE

Allied Barton Security was the special guest and presented information on crime prevention in the Sierra area. No crime has occurred in this area since adding the second guard at night. Introduced new supervisor and Woodside guard preparation plan.

UPDATE ON BLDGS 661 AND 2237

Info Only.

PRESENTATION OF OPERATION RESTORATION FOR BLDGS 2241 AND 2245

MSC (Bird/Rice) to approve the commencement of work on buildings 2241 and 2245. There were two abstentions by Shirley Meyers and Nick Lapis as they live building 2245.

FLOOD POLICY RENEWAL

Information was presented that raising the limits of flood insurance may relieve some owners of the additional insurance costs being imposed on them by their mortgage companies.

MSC (Rice/Lapis) to approve the flood insurance policy renewal with Fidelity Insurance with the upper limits of \$74,227,500 upon management checking with Willis Insurance to make sure that some owners will benefit by the higher limits.

MSC (Bird/Rice) to borrow the full amount of the premium of \$186,992 from reserves so that the association will not incur financing charges.

Note: Reserves to be paid back monthly in equal installments over the next twelve months.

WRITE-OFF UNCOLLECTABLE DUES

MSC (Rice/Anderson) to write off uncollectable dues.

VOTE TO LIEN DELINQUENT UNITS

No units were presented for approval.

ADJOURN

MSC (Rice/Bird) to adjourn the meeting.

Lyn Efken, Secretary