

WOODSIDE ASSOCIATION INC
OPEN BOARD MEETING
September 1, 2009

CALL The Board Meeting was called to order by President John Bird at 7:07 pm.

PRESENT John Atkinson, Cyrus Youssefi, John Bird, Shirley Meyers, MJ Mitchell. Sherman Britton and Cindy Wickliffe represented management.

DISCLOSURE Topics discussed in Executive Session were Owner Discipline, Litigation, Owner Payment Plans, Personnel.

OPEN DISCUSSION

1) Why is the grass brown? Sherman explained the lawn treatment procedure includes thatching and re-seeding. This is a \$20,000 project which management negotiated at no cost to the homeowners.

2) Why is watering still a problem? Lawns continue to be hand-watered as Woodside does not have an automated system. We are working on a \$25,000 pilot project in Sierra which should be completed shortly. Please notify the office if you observe watering issues.

3) A homeowner stated that a new table top was ordered for her satellite pool and that the tabletop was used elsewhere on the property. John Bird committed to switching out the table top.

Note: New Health Codes require that there be a four foot clearance around the pool water edge; therefore, all satellite pool furniture will be evaluated.

PRESENTATION

Rhino Sports Court representative discussed an alternative to an asphalt surface for the tennis courts: a system of interlocking plastic squares that provides a surface suitable for a variety of activities.

The Board asked for a newsletter request inviting input from interested residents/owners. Sign ups to be in the office for field trip review of this type of surface.

MINUTES

MSC (Atkinson/Youssefi) to accept the July minutes as presented.

MANAGEMENT REPORT

Over the past 45 days two significant cost-saving milestones were reached! Management has contracted with ECO Tree and Landscape Company to provide additional tree trimming/maintenance services at a cost not to exceed \$15,000. Last year Woodside spent \$26,000 doing this type of work piece-meal. Secondly many calls and other inquiries have come into the Association office in regards to the brown areas in the lawns. The lawns are currently being prepared for Fall reseeding. In the last year and a half Woodside has spent over \$20,000 for reseeding projects. Management has negotiated with Fernandez Landscape to provide the current reseeding for free! These two achievements are attributable to Sherman's creativity and devotion to the betterment of Woodside!

The COR key locks have now all been replaced. All residents who have these keys (flat, silver) still in their possession are encouraged to turn them into the office and request reimbursement of the \$6.00 deposit per key. New keys are being distributed for the Bike Barn.

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MAINTENANCE

- Total Open Work Orders **184**
- Landing Repairs/Replacement **2** (867, 780)
- Concrete Work **3 units** (658-3, 658-5, 2266-2)
- Gate Repairs/Replacement **11**(2238-6, 895-3, 657, 605-1, 2200, 2229, 2287, 2278, 617-2, 2233-1, 882-1)
- Deck Replacement **3** (708-6, 730, 611)
- Deck Repairs **3** (871-6, 731-5, 628-6)
- Painting **5** areas (867, 870, 611, 730, 2266)
- Electrical Work **6 areas** (643, 617, East main pool, Satellite Pool #6, Satellite Pool #5, 802-11)
- Sheetrock Repairs **3** (800-14, 873-10, 867-1)
- Fence Repairs **2** (2238-6, 657-2)
- Trellis Replaced **1** (2266-4)

SECURITY

For the month of July there were no Tows, Stolen Cars, Home or Car Break-ins

- Cited Cars **94**
- Denver Boots **8**
- Expired Registrations **9**
- Cars with no Current Parking Stickers **7**
- Speeding Cars **8**
- Cellular Calls **93**
- Noise Complaints **6**
- Suspicious Persons **16**
- Violations Written **22**

PRESIDENT'S REMARKS

John Bird reported on the meeting with George Booth, Sacramento County Department of Water Resources and Woodside residents: 1) The County agreed to put in two additional flood flaps on all drains to prevent water back flow. 2) Woodside will do a dry-run with an industrial sized pumping system emptying into the Slough across Northrop, thus potentially reducing the flood risk to Woodside. FEMA money is available but Woodside would need to match 25%.

FINANCIAL REPORT

Cyrus Youssefi, Treasurer, questioned the \$19,552/month moved into Reserves. \$24,351 should be transferred monthly. At the end of July, there was approximately \$956,802 in cash Reserves. \$38,697 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$19,552 per month. July 31st delinquent assessments totaled approximately \$147,771. Thirty (30) units are currently in collections. Since 2007, 36 units have completed the foreclosure process, forcing a write-off of \$125,518 in delinquent dues, special assessments, and late fees.

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COMMITTEE REPORTS

ARCHITECTURAL COMMITTEE

MSC (Mitchell/Meyers) to appoint Nola Castle as chair, Pat Nuezel and Renee Soteropolus to serve on the Architectural Committee. These members were chosen from a list of applicants for the three vacant positions on the Committee.

SAFETY COMMITTEE

Frank O'Connor requested reinstatement to the chairmanship of the Safety Committee provided that the Committee's Procedures and Guidelines are approved in their entirety by the Board.

MSC(Youssefi/Bird) to accept Safety Committee Procedures and Guidelines #1 Safety Awareness, #2 Safety Improvements, #4 Healthy, Safe and Secure Environment. Provision #3 was rejected.

The Board regrettably accepts Frank's resignation as Chair and asks the Committee to select another Chair.

TREES

Resident at 745 Blackmer Circle has concerns about the elms overhanging her yard from the South side of 2258. MSC (Bird/Atkinson) to table this item until management obtains a legal opinion.

HOT WATER

Sherman discussed the results of his study of the Tankless Electric Hot Water system: Upgrading of all wiring would be cost prohibitive.

SECURITY CAMERAS

Management is following up on the idea of Security Cameras at entrance/exit gates and has received one bid to date. A resident has volunteered to help with this project.

Tabled until next board meeting.

NEWSLETTER

MSC (Youssefi/Bird) to resume hand-delivery of the newsletter. Off-site Owners have a choice of having the newsletter mailed, emailed or obtaining it from the website.

TENNIS COURTS

It was decided that input would be sought via the newsletter from interested residents be obtained to make recommendations.

RULES HEARING APPEAL

The Owner of 2241-12 requested discussion of his tarp be moved from executive to open session.

MSC (Bird/Mitchell) to accept the recommendation of the Rules Hearing Committee that the owner remove the tarp and be fined \$100 per month for each month it is not removed.

Abstain: Meyers, Chair of the Rules Hearing Committee.

YARD SALE

MSC (Bird/Mitchell) to allow a Woodside Community Yard Sale on the common area adjacent to the Clubhouse on September 19th (Saturday). Tables will be provided by the Association.

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LIENS

MSC (Bird/Youssefi) to place liens upon the following properties:

294-0230-003-0012	294-0250-001-0029
294-0230-003-0037	294-0220-001-0030

ADJOURN

The meeting was adjourned at 9:20 pm

Respectfully submitted
MJ Mitchell, Secretary