

WOODSIDE ASSOCIATION INC

Open Board Meeting

September 29, 2009

CALL The meeting was called to order by President John Bird at 7:05 pm.

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

DISCLOSURE Topics discussed in Executive Session were Owner Discipline, Litigation, Contracts, and Personnel.

OPEN DISCUSSION

1) Why is the landscaping so poorly watered? Watering is a manual process requiring one full-time landscaping employee to turn off and on the valves. Management is working with Fernandez Landscape on monitoring this process. Management is also working on an automated system.

2) Resident, accompanied by owner, requests to operate and store a motorized scooter in their deeded parking space. Discussion tabled for further exploration of issue.

MINUTES MSC (Bird/Atkinson) to accept as presented.

MANAGEMENT REPORT

Capital Property Management's 3rd anniversary at Woodside is December 1st. At the request of the Board President, a recap of accomplishments, both monetary and otherwise, were compiled for the board's review.

A reminder was issued for all homeowners/residents to return COR keys to the office for a \$6.00 per key deposit refund.

Most are aware that we have been doing some much needed reseeding throughout Woodside. This tedious process involves killing the grass, "scalping" the ground, prepping the soil, adding soil if needed, reseeding and waiting. We are now beginning to see grass sprout in some areas and hopefully soon all the newly reseeded areas will be green and lush.

We have received several bids for the irrigation system in Sierra. KJM Landscaping has already done a conversion on the valve station next to 661. This retro fit involved an evaluation of irrigation needs, replacement of over 30 sprinkler heads, a reduction from 6 valves to 3 valves, recessed solenoids and a battery powered controller. These conversions will save a great deal of man hours, reduced usage of water and better control of irrigation times.

MAINTENANCE REPORT

- Total Open Work Orders **88**
- Doors (802-13, 2252-2, 899-1, 899-3, 716-1, 705-1-5)
- Pedestrian Gates 4 (2, 4, 6, 796)
- Garbage Enclosure 2 (8, 895-4)
- Lights 6 (2270-5, East Clubhouse, 2236-2, 873, 879, 2208)
- Sheetrock 2 (2245-5, 843-16)
- Concrete (2266)

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- Siding Repairs/Replacements 5 (641-5, 802-13, 895-4, 2245-5, office)
- Drains 4 (2224-3, 873-8, 740-7, 2266)
- Fencing – Old Woodside Clubhouse
- Shed Roof 1 (712)

SECURITY REPORT

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

- Cited Cars **83**
- Denver Boots **9**
- Expired Registrations **10**
- Cars with no Current Parking Stickers **9**
- Speeding Cars **7**
- Cellular Calls **82**
- Noise Complaints **12**
- Suspicious Persons **21**
- Violations Written **21**

PRESIDENTS REMARKS

John has worked closely with the management team and praised management on their positive interactions with residents and owners. Sherman's work on the Sierra Sprinkler Project has been excellent.

FINANCIAL REPORT

At the end of August, there was approximately \$952,079 in cash Reserves. \$38,098 was spent on reserves during the month. Management continues the repayment to the reserve borrowing in the amount of \$24,351 per month. At August 31st delinquent assessments totaled approximately \$155,242. Twenty-eight (28) units are currently in collections. Since 2007, 37 units have completed the foreclosure process, forcing a write-off of \$128,887 in delinquent dues, special assessments, and late fees.

TREASURER'S REPORT

The Budget Committee will meet in October with the Association CPA for review and planning. The good news is that August delinquencies were at their lowest point in many months. Woodside management is operating successfully within a very tight budget.

FLOOD REPORT

John Bird discussed the recent meeting with George Booth of Sacramento County, Department of Water Resources. The president proposed purchasing generators and pumps to move flood waters off of the property.

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COMMON AREA LANDSCAPE PROJECTS

Many landscape proposals by Fernandez Landscape were submitted for the board's review. MSC (Youssefi/Meyers) to accept the proposals in the amount of \$6,800 as submitted.

TENNIS COURT RESURFACING

Management needs more time to research and analyze the different resurfacing options. The board authorized forming a committee to review the options for repairing the two front tennis courts. Sherman Britton will work with the committee.

REVISED RULES & REGULATIONS

After lengthy discussion with input from the residents and owners, it was MSC (Bird/Youssefi) to accept Revised Rules & Regulations as presented.

Abstain: Atkinson and Lapis, stated that they needed more time to process the data.

CAMERAS AT VEHICLE GATES

The board determined that they would not move forward in securing security cameras for the vehicle gates.

TREE REMOVALS

Several Elm trees on Woodside property overhang the yard of an adjacent home located on Blackmer Circle. The homeowner is requesting removal of the trees. These trees were deemed to be healthy and in good condition by the Association arborist, ECO. MSC (Bird/Lapis) to notify the homeowner that Woodside has pruned the trees but will not remove them.

ROOFING CONTRACT

MSC (Bird/Youssefi) to accept All Seasons Roofing bids in the amount of \$43,800 to replace cemwood roofing with composition shingle on buildings 2200, 705, 609/611, 709, and a carport at 802 (torch down roofing).

ASPHALT CONTRACT OLD & SIERRA

MSC (Bird/Mitchell) to accept JB Bostick asphalt repair bids in the amount of \$71,131 and Chec Management to oversee the project at a cost of no more than \$5500.

Abstain: Youssefi, not satisfied with cost of original Chec bid for specifications

FLOOD INSURANCE

MSC (Youssefi/Atkinson) to pay total premium of \$163,890 from cash, authorizing reserve borrowing of \$125,000 to be repaid by operating funds in nine equal monthly installments. The purpose of the borrowing was to save the homeowners over \$4,200 in financing costs.

WEBSITE

MSC (Youssefi/Meyers) to place the annual disclosures on website as recommended by our CPA, John Shaw, Haley & Company.

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SATELLITE POOL FURNITURE

New codes require a four foot clearance around the pool's edge. The pool furniture at the satellite pools is too large to be in compliance. MSC (Bird/Meyers) to remove all satellite pool furniture.

WASTE DISPOSAL CONTRACT

Tabled until October 27, 2009 board meeting.

MAINTENANCE STORAGE SHED

MSC (Youssefi/Bird) to approve building a maintenance storage shed to be built adjacent to the maintenance building at an approximate cost of \$2,200 for materials.

ADJOURNMENT at 9:15 pm

Respectfully submitted

MJ Mitchell, Secretary