

WOODSIDE ASSOCIATION INC.

Board Meeting
January 27, 2009

Amended

CALL The meeting was called to order by President John Bird at 7:14pm.

PRESENT John Atkinson, Cyrus Youssefi, John Bird, Allen Anderson, MJ Mitchell, Nick Lapis, John Gomez. Cindy Wickliffe, Brad Wickliffe, and Sherman Britton represented management.

ACKNOWLEDGEMENTS The Association presented Lyn Efken, retiring Board Vice President, and Connie Brown, retiring Tree Committee chair, with gifts and best wishes.

OPEN DISCUSSION

Homeowner Edwards requested a break-down of flood costs be made by individual homes. Homeowner Locke was concerned with lack of community in transferring responsibility for deductibles.

Homeowners are encouraged to carry individual Flood and Disaster Insurance.

Homeowners Brown, Wooldridge, and Braun were not in favor of moving the deductible costs to the homeowners.

Resident at 2294 has concerns about the courtyard landscape and paint residue on the ground. A resident asked is there a legal reason not to have a community garden on the non-usable back tennis courts.

CONSENT CALENDAR

MSC (Anderson/Youssefi) to approve the minutes of the November 15, 2008 Open Board Meeting and two landscape installations to be paid for by owners of units 2258-4 and 2203-6.

MANAGEMENT REPORT

Capital Property Management introduced Sherman Britton as a new member of the management team. Sherman will be replacing Brad on a regular basis and has been undergoing training this past month. Owners were encouraged to welcome Sherman to Woodside!

Management appreciates the resident's patience, as the property was 'louder' than usual this past month. We are currently in the process of clearing the fall/winter foliage from the building, shed and carport roofs. On-call maintenance employees were utilized for this task for a cost savings to the Association. They will finish up with pond cleaning in Woodside East. The demolition of the East Pool and all three spas is complete and all should be retrofitted with anti-suction devices and/or remodeled and available for use by March 1st.

The Rules and Regulations Committee has been hard at work rewriting this very important document. It is generally getting a complete overhaul so that it is in line with current practices and in conformity with other governing documents. In accordance with governmental guidelines, the revised version will be made available to the homeowners 30 days prior to adoption by the Board of Directors.

MAINTENANCE

- Total Open Work Orders **129**
- Carports **800, 605, 609**
- Deck Replacements **861-6**
- Heating/Air Conditioning units installed **guest suites/office**
- Shed Roofs **2245, 2241**
- Golf Cart Maintenance **3 golf carts**
- Pest Report Repairs **4 pest reports**
- Snaked Sewer Lines **2**
- Shed Door Replacements **731, 895, 2229**

SECURITY

There were no Stolen Cars, Tows, Home Break-ins, Acts of Vandalism

- Car Break-ins **1 (east)**
- Cited Cars **84**
- Denver Boots **2**
- Expired Registrations **8**
- Cars with no Current Parking Stickers **9**
- Speeding Cars **8**
- Cellular Calls **76**
- Maint Emergencies **2**
- Noise Complaints **7**
- Suspicious Persons **10**
- Violations Written **22**

PRESIDENT'S REMARKS

President John Bird discussed the role of the Woodside CC&Rs in the Insurance Deductibles and Homeowner Responsibilities.

FINANCIAL REPORT

General Financial Position

At the end of December, there was approximately \$496,057 in cash Reserves. \$21,301 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$24,351 per month.

Delinquencies

At December 31st delinquent assessments totaled approximately \$107,827.

Thirty one (31) units are currently in collections.

Homeowners are delinquent \$735.00 for the special flood assessment. (Most of the dollars represented are owed by homeowners in collections).

Since 2007, 29 units have completed the foreclosure process, forcing a write-off of \$106,369 in delinquent dues, special assessments, and late fees.

TREASURER'S REMARKS

Treasurer Cyrus Youssefi is pleased with the recent \$357,000 received from FEMA. There are still monies owed to Woodside by Fidelity Insurance/FEMA from the 2005 flood. The \$357,000 (operating funds) is to be placed in three month CDs. Cyrus recommends that two CDs be purchased at \$96,000 each for 6 months and 12 months (reserve funds).

MSC (Youssefi/Anderson) to place two CDs in the amount of \$96,000 each, and \$357,000 be placed in 3 month CD's. Management will provide data on rates and the decision to be made by the President.

Oppose: None

Abstain: None

SAFETY COMMITTEE

Safety Committee report was deferred, as Frank was not available to present.

ARCHITECTURAL COMMITTEE

Kathy Klusman, chair, discussed replacement windows and sunscreens. The Architectural Committee seeks uniformity throughout Woodside for architectural aesthetics and suggests utilizing the existing aluminum frame and using 272 Low-e which has energy efficiency qualities. Concerns were raised that the existing aluminum frames were a significant source of heat and cold transfer.

MSC (Anderson/Youssefi) to TABLE this item until a future meeting. John Gomez and Nick Lapis expressed interest in working toward energy efficiency.

LANDSCAPE COMMITTEE

Janet Shaban, chair, not available.

TREE COMMITTEE

MSC (Bird/Anderson) to accept the following recommendations: 1) remove destructive redwood at 841-1, 2) remove 3 dying maytens at 722/724 courtyard; 3) remove dead birch at 649-2; 4) remove destructive ash at 645-2 and replace with pistachio; 5) remove dying alder at 639-4; 6) remove middle of three destructive magnolias at north side of 605 and place on watch list; 7) remove split hackberry at 716-4.

MSC (Anderson/Bird) to accept the ECO contracts for the above listed work in the amount of \$5,280 and \$1,350.

RATIFICATION OF COMMITTEES

Ratification of Committees

Budget Committee

Chair: Cyrus Youssefi
John Bird
Lyn Efken
Dorothy Wooldridge

Safety/Environmental Committee

Chair: Frank O'Connor
Deena Sosson
Nancy Soutar
Ann

Janet Shaban
Hans Eriksen
John Atkinson
John Rice
Bob Blasser

Social Committee

Chair: Jan Mitchell

Rules Committee

Chair: Shirley Meyers
Board Liason Allen Anderson
Maggie Hart
Kim Edwards
Nola Castle
Nancy Beverly

**Human Resources
Committee**

Chair: Pam Williams
Lyn Efken
John Bird
Shirley Meyers

Joan Haradon
Bob Blasser

Architectural Committee

Chair: Kathy Klusman
Patty Poswall
Elaine DiFlorio

Higby
Vanessa Cherry

Tree Committee

Chair: Dorothy Wooldridge
Connie Brown
Alice Corley
Lyn
Efken

Landscape Committee

Chair: Janet Shaban
Satomi Kuboshima
John Gomez

Nominating Committee

Chair: Nola Castle

**Hot Water
Committee**

Chair: Open

**Rules & Regulations
Committee**

Chair: John Bird
Maggie Hart
Kim Edwards
Lyn
Efken
Kathy Draper
Renee Souertopolis
Janet Shaban
Shirley Meyers
Sharon Mynsted

MSC (Anderson/Atkinson) to accept the Committees Appointments as listed.

INSURANCE DEDUCTIBLE POLICY

The insurance Deductible Policy generally places the responsibility of paying the deductible on the homeowner.

MSC (Anderson/Youssfi) to accept the Deductible Policy for both general liability and flood insurance.

Oppose: Lapis, Bird

Abstain: Gomez

FORECLOSURE PROCEEDINGS

MSC (Bird/Anderson) to place liens on the following properties:

294-0220-002-0039

294-0220-001-0070

294-0220-001-0017

294-0230-001-0006

294-0230-005-0015

294-0250-004-0007

294-0230-005-0032

(NOTE: At 8:55pm Cyrus Youssefi left for the evening. Six Board Members remained.)

TRENCHLESS SEWER LINE (2270)

MSC (Bird/Anderson) to accept The Trenchless Company bid to utilize trenchless lining to correct sewer line problems at 2270. Bid not to exceed \$12,000.

STROBE LIGHTS

Strobe lights would aid emergency vehicles in entering Woodside more efficiently.

MSC (Anderson/Bird) that gates 1, 4, and 6 be equipped with strobe lights at a cost not to exceed \$3,600.

REPEAL OF BOARD POLICY

Board Policy adopted 12-21-92 is in conflict with Woodside CC&Rs.

MSC (Bird/Anderson) to repeal the Association/Owner Responsibility Policy adopted by the Board on December 21, 1992.

Oppose: none

Abstain: none

MOEN VALVE & TUB OVERFLOW

MSC (Anderson/Mitchell) that the Board remove the Moen valve as a responsibility of the association as adopted as a Board Policy December 12, 1992. The Moen valve is unique to each unit and as such is the Homeowner's responsibility.

Oppose: Bird

Abstain: none

HIOMEOWNER REQUEST FOR LOSS OF RENT & BATHROOM REPAIR

Homeowner at 2229-2 requests reimbursement of lost rent in the amount of \$2,850 and replacement of cultured marble in downstairs bath in the amount of \$1,192 as a result of failure of Moen valve in the upstairs unit.

MSC (Bird/Anderson) to not reimburse for loss of rent or make bathroom repairs.

Oppose: none

Abstain: Atkinson

HOMEOWNER REQUEST FOR SLIDING GLASS DOOR REIMBURSEMENT

Owner of 843-2 requests reimbursement in the amount of \$250 to realign sliding glass doorframe due to tree roots intruding under the foundation and lifting the doorframe.

MSC (Bird/Anderson) to reimburse the homeowner \$250.

Oppose: Gomez, Lapis Abstain: none

HOMEOWNER REQUEST FOR REIMBURSEMENT FOR WATER DAMAGE

Owner of 621-4 requests reimbursement of losses for drain back up which they attributed to tree roots in the drain.

MSC (Bird/Lapis) to reimburse homeowner \$550 for damages.

Oppose: Anderson

CARPORTS

MSC (Bird/Anderson) to accept the contract with All Seasons Roofing in the amount of \$9,900 to provide hot roof for carports in East and Sierra.

COMCAST CABLE

MSC (Bird/Lapis) to authorize the board president to sign the five year contract with Comcast Cable.

BANK SIGNATURES

John Bird (President), Cyrus Youssefi (Treasurer), Allen Anderson (Vice President), and Cindy Wickliffe (Management) will be signers on the Operating Account. Brad Wickliffe is to be removed as a signer.

PARKING SPACE EXCHANGE

Homeowner has requested to have his assigned parking space to be moved away from Maintenance which frequently intrudes into his space during the work time hours to a nearby space in the same parking lot.

MSC (Bird/Anderson) Management is authorized to work with Brad Epstein, Angius & Terry, to exchange parking spaces 731-3 and 731-6 to VP 589 and VP 588.

RELATED PARTY DISCLOSURE

The following related parties exist at Woodside:

Capital Property Management is owned by Brad and Cindy Wickliffe who are husband and wife. Brad and Cindy co-manage Woodside Association Inc.

Don Jackson, Maintenance Supervisor, is the brother of Bob Stiffler who also works in maintenance. Bob Stiffler is the father of Lester Stiffler who was recently hired as an on-call maintenance worker Don Jackson is the brother of Henry Jackson who was recently hired as an on-call maintenance worker. Brad and Cindy Wickliffe are the parents of Hilary Wickliffe who was hired as an on-call office employee. On-call employees are currently being paid \$12.00 per hour and work on an as-needed basis.

ADJOURNMENT

The meeting was adjourned at 10:05 pm

Respectfully submitted
MJ Mitchell, Secretary