

WOODSIDE ASSOCIATION INC.  
Board Meeting Minutes  
October 27, 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, Allen Anderson. Cindy Wickliffe and Sherman Britton represented management.

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

OPEN DISCUSSION

1) Can the noise from the TKE fraternity house be controlled?

Response: Resident to give CSUS contact information to management who will follow up with the university.

2) When will the paving be finished?

Response: Scheduled repairs are finished in Old Woodside. Woodside Sierra will be seal-coated when the weather clears up.

3) Resident stated that water leak has caused damage to his unit and is requesting reimbursement.

Response: Management to add to November agenda for the board's consideration.

4) Water onto lawn; street drains plugged.

Response: Resident instructed to call the office immediately at 922-8469 or to call Security immediately at 849-6828.

5) When will Old Woodside paving be sealed?

Response: Sealing Old Woodside paving, including other finish work, is not scheduled in the current budget year. Work is anticipated to be completed in the next fiscal year. Management was instructed to get estimate to present at the November board meeting.

6) Resident stated that 700 Courtyard planting died because sprinkler head was broken and the grass at the 720 parking lot lacks water and is dying.

Response: Management is not totally pleased with irrigation and landscaping. The Association is in the process of upgrading Woodside Sierra to an automated system which will operate in the early morning hours. If successful the Association will look at renovating the systems in Old and East.

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

MANAGEMENT REPORT

Woodside survived the latest storm very well! Although many branches and several trees fell, the damage to buildings was very minimal. Regrettably two (2) vehicles did sustain damage. Maintenance did a very good job preparing for the storm by clearing drains, cleaning roofs and gutters and even removing a tree which had the potential of falling onto a carport. The Maintenance team was also excellent in handling the many issues that arose the day of the storm. The team's working hours were staggered so that some personnel were on-hand later in the day.

Just a reminder: in the event of a power outage during a storm, please do not call the office to inquire about the outage. The office staff does not generally have information on the length of the outage or when the electricity will be back on. Outages may affect the various parts of the

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property differently. It **is** important, however, to contact SMUD so that they can gage the extent of the outage. The office requests the phone lines remain as free as possible to respond to roof leaks, trees down and other emergency situations as quickly as possible.

The dig-out, patch and paving for Sierra and Old Woodside is now complete. The asphalt sealing of the work completed in Sierra last year and last week will be scheduled as soon as the weather clears up. Sealing can only be applied when the pavement is dry. Next year more extensive work, including sealing, is scheduled for Old Woodside.

MAINTENANCE

- Total Open Work Orders **120**
- Door Repairs **4** (660-5, 782-9, 705-1, 645-4)
- Painting (2202-7, 786-7, 2241-6, 730-9)
- Fence Repairs **5** (867-2, 2262-3, 712-3, 705-1, 2266-6)
- Drains **6** (2224-3, 2258-4, 2224-6, 641-1, 628-3, 628-6)
- Dry rot repairs **5** (2236-12, 2238-15, 2266-6, 2266-4, 2237-2)
- Concrete **5** (2266-6, 776, 2258-4, 820, Laundry 3)
- Tree Limbs/Storm (700-4, 625-1, 644-5, 2258-4, 657-1, Old WS Pool, 2266, 2245, 2224, 613, Gates 3, 4, 5, 6)

SECURITY

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

- Cited Cars **86**
- Denver Boots **2**
- Expired Registrations **7**
- Cars with no Current Parking Stickers **4**
- Speeding Cars **7**
- Cellular Calls **86**
- Home Break-ins **1**
- Noise Complaints **5**
- Suspicious Persons **12**
- Violations Written **20**

FINANCIAL REPORT

At the end of September, there was approximately \$842,416 in cash Reserves. \$48,946 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$24,351 per month. At September 30th delinquent assessments totaled approximately \$155,446. Thirty-one (31) units are currently in collections. Since 2007, 38 units have completed the foreclosure process, forcing a write-off of \$134,351 in delinquent dues, special assessments, and late fees.

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TREASURER'S REPORT

The Budget Committee met in October for update and planning. Woodside is operating successfully within a very tight budget. MSC (Youssefi/Bird) to adopt the CPA's Annual Review for distribution to the membership.

FLOOD COMMITTEE

John Bird proposed the purchase of a generator and pump as an aid to relocate water out of Woodside and back into the slough. It is his belief that this could help prevent future flooding. MSC (Bird/Lapis) to purchase pump and generator with hoses at a cost not to exceed \$20,000. Oppose (none) Abstain (none)

NOMINATING COMMITTEE

Nola Castle, chair, announced that a Candidates Forum will be held Saturday, November 14<sup>th</sup> at 1:00 pm in the Old Woodside Clubhouse. Candidates will have an opportunity to speak and questions will be taken from the residents. The candidates eligible to run on the ballot were announced: Allen Anderson, John Atkinson, John Bird, David Nyheim, Jon Rice, and Gisela Schulz.

ARCHITECTURAL COMMITTEE

Renee Soteropolus announced that the committee voted to uphold the current Rules and Regulations which do not permit doorknockers. The committee continues to research other options for allowable storm doors and possible screen doors.

TENNIS COURT COMMITTEE

Discussion will be tabled until the November board meeting.

RULES & REGULATIONS

POLITICAL SIGNS/HOLIDAY DÉCOR The Association can restrict Holiday Décor, and can put time limits on the display of political materials. The current Rules and Regulations in regards to these two items were upheld.

MOTOR SCOOTER PARKING

Current CC&R's and Rules and Regulations do not prohibit the parking of motorized scooters in the units designated parking space. Only one vehicle may be parked in an individual space.

WASTE MANAGEMENT CONTRACT

Nick Lapis reported that grants are not currently available for large communities such as Woodside. MSC The board voted to approve the contract with Waste Management.

OWNER REQUESTS

629-2 Owner requests reimbursement for expenses related to a leak in the gas line to her fireplace. The leak occurred on portion of line dedicated to her unit.

MSC (Anderson/Mitchell) to deny reimbursement of expenses.

Oppose: Atkinson Abstain: Meyers (objects to definition of responsibility)

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843-14 Owner requests reimbursement for expenses relating to clog in plumbing line. Plumber determined clog related to the individual unit's toilet.

MSC (Anderson/Mitchell) to deny reimbursement of expenses.

LIENS

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

294-0230-003-0070

294-0230-003-0021

294-0230-004-0028

MASTER INSURANCE POLICY

MSC (Bird/Anderson) to renew the master liability policy with Farmers Insurance.

RELATED PARTY DISCLOSURE

Linnette Hubbard, office Administrative Assistant, is the owner of unit 2229-2.

SOCIAL COMMITTEE

The Social Committee announced the holiday events: Thanksgiving Dinner (potluck) in the Clubhouse; decorating party on Tuesday, December 1<sup>st</sup> at 6:00 pm in the Clubhouse (snacks & soft drinks provided); Christmas Party on Saturday, December 5<sup>th</sup> from 6:00 to 9:00 pm in the Old Woodside Clubhouse.

ADJOURNMENT

The meeting was adjourned at 9:30 pm.

Respectfully submitted

MJ Mitchell, Secretary