

WOODSIDE ASSOCIATION INC
BOARD MEETING MINUTES
October 28, 2008

CALL The meeting was called to order by President John Bird at 7:10pm.

PRESENT John Bird, John Atkinson, Cyrus Youssefi, Allen Anderson, MJ Mitchell, Frank O'Connor. Brad Wickliffe represented Management.

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

OPEN DISCUSSION

- 1) Kim Edwards requests that George Booth, County Water Department, be asked to speak to the flood issue again this fall.
- 2) Isabel Ashkar wishes to handle her own reconstruction when there is another flood.
- 3) Diane Lumiere thanks the Board for acting as volunteers with the most difficult situations Board Members face.
- 4) Laurie Thrash requests Landscaping in courtyard in front of 2200-2.
- 5) Mark Hopkins spoke to the need to select Blomberg when replacing windows: there is no resemblance between the two and they are not in compliance.
- 6) Ann Higbe praised Security Officer Art Walker for his pleasant and cooperative demeanor as well as his competence and professionalism.

CONSENT CALENDAR

MSC (Anderson/Youssefi) to accept the Consent Calendar. Items on the Calendar were the Minutes of the September 23, 2008 Open Board Meeting; the October 7, 2008 Special Board Meeting; bid from Fernandez to plant the PG&E donated trees; a bid from ECO to trim, remove, clean up.

MANAGEMENT REPORT

OFFICE UPDATE

Questions continue to arise regarding Woodside's website. We do not currently have anyone to monitor and update the website and would welcome a volunteer to assist us in this bringing back this valuable communication resource.

The annual review of the Financial Statements is complete and will be distributed to the homeowners in the next few days.

The arm covers for the Old Woodside Clubhouse chairs and sofas have been mended and cleaned. This was a \$140.00 cosmetic solution and money well spent.

At the back of the Board Binders, management has included communications to the Board and other information. Included are:

- Fax from Unit 643-6 regarding developing a security system at Woodside.
- Letter from Unit 724-14 regarding tree vandalism and owners picking up after their pets in the common areas.
- Letter from Unit 644-3 regarding tree trimming in patio area.

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- Email from Unit 2217-5 regarding car break-in.
- Email from Unit 891-2 regarding pool heating and pool furniture.
- Financial Date from Sunwest Bank, where Woodside accounts are held, as to the strength and financial security of the Banks assets.
- Email from George Hullin, Insurance Broker from HRH Insurance, proposing policy in regards to the payment of insurance deductibles.
- Actual letter from HRH to the homeowners dated November 1, 2004 indicating deductibles at that time were the responsibility of the homeowners.

MAINTENANCE REPORT

- Total Open Work Orders **160**
- Work Orders Opened September 18-October 24 **60**
- Work Orders Closed September 18-October 24 **109**

- Carport Cleaning **648**
- Carport Repairs **2203, 2238, 734**
- Concrete Patio **2202**
- Deck Replacement **639**
- Expansion Boards **2294, 736, 2221, 2229, Old Woodside Pool Area**
- Light Fixtures Installed **731**
- Partition Fences/Gates **712, 843, 2233, 2254, 657, 790**
- Pest Report Repairs **2286, 891, 2221**
- Pole Lights/Carport Lights **720, 653, 652, 891, 608**
- Rafter Tails **898, 605**
- Shed Doors **708-2, 883-3, 790-6, 639-2**
- Sidewalk **2200**
- Siding Replacement **2221, 891, 2229, 2286**
- Walkway Replacement **608**

SECURITY REPORT

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

- Cited Cars **92**
- Denver Boots **3**
- Expired Registrations **6**
- Cars with no Current Parking Stickers **10**
- Speeding Cars **9**
- Tows **1**
- Cellular Calls **84**
- Maint Emergencies **2**
- Noise Complaints **6**
- Suspicious Persons **11**
- Violations Written **24**

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PRESIDENT'S REMARKS

Don Jackson, Maintenance Supervisor, is currently hospitalized receiving treatment for leukemia. His hospital costs in addition to his insurance are expected to be large. John Bird has set up an account at Bank of the West at Loehman's Plaza. Anyone who wishes to contribute to Don's medical costs should make out a check to "Caroline Jackson" and add "Don Jackson Hospital Fund" in the notation line on your check. You can drop off your Checks/cards dropped off at the Woodside Office will be taken to Don. Don may not receive visitors. Ryan Mercure will be acting Maintenance Supervisor.

FINANCIAL REPORT

At the end of September, there was approximately \$391,743 in cash Reserves. \$77,246 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 \$118,000.

Thirty (30) units are currently in collections.

Homeowners are delinquent \$7,606 for the special flood assessment. (Most of the dollars represented are owed by homeowners in collections).

Since 2007, 26 units have completed the foreclosure process, forcing a write-off of \$100,749 in delinquent dues, special assessments, and late fees.

TREASURER'S REMARKS

Cash flow challenges continue. At the end of this fiscal year, Woodside should have approximately \$600,000 in cash reserves toward a goal of \$1,000,000. The Budget Committee met for the first quarterly review and will meet again in January for the second quarterly review. There is concern regarding the level of reserves.

FLOOD

President John Bird responded to a number of frequently asked questions:

1) Will Woodside provide sand and sandbags for Residents?

Prior experience has not been good. Woodside just does not have the staff to help all residents prepare, carry, and place individual sandbags. Other problems include what to do with the unused sand and sandbags as we do not have the space to store these particularly after they have gotten wet and then hardened.

2) Why did you decide not to purchase the bladders?

The bladders will provide only one to two hours delay, not prevent flooding, since the wall along the Northrop side of the canal was raised bringing flood protection to 32 feet.

3) Water from the Slough separating East and Old has become a greater concern now that the Northrop level is at 32 feet.

4) Flooding neighboring properties is a concern. Woodside can utilize temporary flood abatement methods.

5) What happened to the Flood Committee?

People do not attend the Flood Committee meetings. At the last meeting John Bird was the only person in attendance.

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Treasurer Cyrus Youssefi has been working to secure a response from FEMA but has been very successful. Cyrus recommends that Woodside hire a professional familiar with Construction and Insurance to make an appeal to FEMA.

MSC (Youssefi/O'Connor) to seek cost information to obtain professional help to make an appeal to FEMA on behalf of Woodside.

SAFETY COMMITTEE

Chair Frank O'Connor asked that the Safety Committee report be placed on the agenda now.

MSC (Anderson/Atkinson) to table the Report until the November meeting.

Oppose: O'Connor

TREE & LANDSCAPE COMMITTEES

In the absence of both chairs, Dorothy Wooldridge presented an update for both Committees: Dorothy Wooldridge of the Tree Committee, John Gomez from Landscape Committee, and Lyn Efken from the Board are working on a plan for the pond. This is a very large project and they expect to have a preliminary presentation at the next Board Meeting.

SAFETY COMMITTEE

Chair Frank O'Connor demanded that his report be returned to the Agenda.

MSC (Anderson/Atkinson) to table the report until the November meeting as the report distributed to Board members references Personnel and Confidential matters.

Oppose: O'Connor

ARCHITECTURAL COMMITTEE APPEALS

Owner of 621-8 requested: 1) installing a fiberglass front door and 2) a sliding glass door other than Blomberg.

1) MSC (Bird/Anderson) to approve the sliding glass door replacement if the color and features are identical to the existing Blomberg features.

2) MSC (Bird/Anderson) to deny the fiberglass door unless it can be shown that the CC&R's permits such a material; Management to research the CC&R's.

Owner of 722-5 requests that she be able to install a washer and dryer on a common wall where existing plumbing is located.

MSC (Anderson/Youssefi) to deny placement of the washer and dryer on a common wall.

MSC (Anderson/Atkinson) Owner must place the washer and dryer on a non-common wall.

NOMINATING COMMITTEE

Shirley Meyers reported in the absence of Chair Nola Castle that five candidates have been approved to be placed on the ballot for the three open board positions:

John Gomez
Lyn Efken
Frank O'Connor

Jan Mitchell
Nika Lapis

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MSC (Anderson/Youssefi) to accept the slate of candidates.

A Candidates Forum will be held November 8th at 3:00 pm in the Card Room/Clubhouse.

Election Materials to be mailed in early December and election will take place at the Annual Meeting on January 13, 2009. A drawing will take place at the Candidate's Forum to determine the order of the names to be placed on the ballot.

NEW BUSINESS

Owner of 871-1 requests \$630 reimbursement for duct cleaning of her unit which was done in connection with the flood.

MSC (Anderson/Youssefi) denied reimbursement but to reconsider reimbursement for duct cleaning if more money is reimbursed by FEMA.

LIENS

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

294-0220-003-0054

294-0220-002-0028

294-0230-003-0042

294-0220-002-0043

294-0250-002-0033

INSURANCE

MSC (Anderson/Youssefi) to renew Master Liability Policy for a cost of \$152,018.

A savings of \$3,500 over last year's policy.

POOL HEAT AND FURNITURE POLICY

MSC (Anderson/Bird) to heat the pools from April 1 to November 1 and to leave tables and chairs at the pools year round but clean the umbrellas and store during the winter months.

YEAR END FINANCIAL STATEMENT

The Treasurer would like to see the reviewed financial statements FIRST to be followed by the President. Reviewed financial statements were accepted.

ADJOURNMENT The meeting was adjourned at 9:45pm.

Respectfully submitted

MJ Mitchell, Secretary