

WOODSIDE ASSOCIATION INC.

Board Meeting
November 25, 2008

CALL The meeting was called to order by President John Bird at 7:00 pm

PRESENT John Atkinson, Cyrus Youssefi, John Bird, Lyn Efken, Allen Anderson, MJ Mitchell, Frank O'Connor. Management was represented by Brad and Cindy Wickliffe.

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

PRESENTATION BY WILLIS/HRH INSURANCE

George Hullin, Insurance Broker, who provides the insurance policies for Woodside Association, spoke regarding the \$10,000 deductible/\$5,000 flood deductible in the Master Policy and Flood Policy respectively. In 2004 the deductible was the responsibility of the homeowners. George presented his recommendations as the CC&Rs are silent as to deductible responsibility. The Board was encouraged to develop a policy so that homeowners know what they can expect in the event of loss and to prepare financially. Individual homeowner policies can be upgraded to cover the deductible costs in only the HO6 (condo policy). For flood loss, homeowners would have to come out of pocket for the deductible.

MSC (Youssefi/Mitchell) to adopt the deductible policy for both the Master Liability Policy and Flood Policy.

George continued his presentation by explaining how Willis/HRH will aid Woodside in future flood disasters. They will provide a disaster claims team, provide a restoration contractors preferred list of providers so that Woodside may determine now whom they will utilize should a flood happen, and assure an appropriate adjuster is assigned to the Association.

OPEN DISCUSSION

No discussion was raised by the homeowners.

BOARD MINUTES

MSC (Mitchell/Anderson) to accept the minutes of the October 28, 2008 Board Meeting.

PRESIDENT'S REMARKS

John announced Don Jackson, Maintenance Supervisor, will return to Woodside employment within two weeks. Thank you to the Woodside Community for the support offered Don; cards, letters, and donations.

MANAGEMENT REPORT

The Woodside Association website should be up and running beginning the first week of January. One of the residents has graciously volunteered to oversee this project and to manage it on an ongoing basis. The ballots for the annual meeting will be mailed out the first week of December. The annual meeting will be held Tuesday, January 13, 2009 and Brad Epstein will serve as Inspector of Elections. Linnette, our administrative assistant, was able to save Woodside approx. \$360.00 on this mailing by changing envelope sizes and reducing the amount of postage required. The Master Liability Insurance policy was renewed November 1st at a cost savings of \$3,500 over last year's policy. Two significant savings have been achieved in the first quarter of the current fiscal year. First, management in coordination with ECO Landscape & Tree Management Services, saved \$20,000 on the Sierra tree maintenance contract. Second, \$30,000 was saved on the amount budgeted for the Sierra painting project. Another significant

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milestone was reached last week regarding FHA approval for a Woodside property. Although Woodside had recently lost its FHA approval status, the office staff in coordination with a local realtor and lender, were able to obtain FHA loan approval and that unit has now closed. An "FHA Spot Approval" was utilized.

MAINTENANCE REPORT

- Total Open Work Orders **68**
- Work Orders Closed **53**
- Painting Carports **2203, 2245, 2248**
- Painting Landings **608, 796**
- Painting Sheds **645, 2200**
- Painting Garbage Enclosures 'No Parking Zones' **8, 9, 10**
- Deck Replacements **886-2, 628-2, Repair 2233-5**
- Roofs Tarped **2201, 641, 706, 613**
- Carport Roofs **637**
- Carport Cleaning **776, 713, 861, 2258, 2241, 2225, 2248, 2200, 2280**
- Sheetrock Repairs **892-8, 2294-13, 2258-6, 720-5, 895**
- Fence/Gate Repairs **645-1, 661-2, 617-2, 841-13, 645-3, 2294-5**
- Expansion Boards **608, 657, 706, 2294**
- Lighting Pole Lights **898, Laundry 3, 871, 737, 724**
- Porch Lights **871-6, 720-5, 713-3, 2294-5**
- Sewer/Storm Drain Clean out **802, 887, 641, 861, 776, 2245, 800**
- Pool Pit **4, 5**
- Shed Door Replacements **2212, 2237, 2237, 2294, 790**

SECURITY REPORT

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

- Cited Cars **86**
- Denver Boots **7**
- Expired Registrations **8**
- Cars with no Current Parking Stickers **10**
- Speeding Cars **6**
- Tows **1**
- Cellular Calls **83**
- Maint Emergencies **2**
- Noise Complaints **10**
- Suspicious Persons **12**
- Violations Written **18**

FINANCIAL REPORT

At the end of October, there was approximately \$440,748 in cash Reserves. \$17,756 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$24,351 per month. At October 31st delinquent assessments totaled approximately \$105,126. Thirty one (31) units are currently in collections. Homeowners are delinquent \$6,306 for the special flood assessment. (Most of the dollars represented are owed by homeowners in collections). Since 2007, 28 units have completed the foreclosure process, forcing a write-off of \$103,090 in delinquent dues, special assessments, and late fees.

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FLOOD COMMITTEE

John Bird reported that a meeting is scheduled in December with County of Sacramento, Water Resources. The date of the meeting will be posted in the December newsletter.

SAFETY COMMITTEE

Chair Frank O'Connor reported that the Fire Safety article appeared in the last newsletter. The committee suggested a Fire Prevention and Liability letter be sent to residents via US Mail. Also, the Committee suggested outlawing BBQ's at all of Woodside buildings, not just those with 3 or more units. The Committee also suggested a smoking ban at Woodside and that security lights/cameras be allowed to be installed by individual homeowners. No motion was made to move forward on these suggestions. The Committee is working to see that crime deterrent shrubbery is installed. Frank had examples of CFL light bulbs that could be used in exterior light fixtures; after discussion and input from the Architectural Committee it was decided that the round, globe shape, frosted CFL light bulb was suitable in lieu of the current clear bulb (MSC Anderson/Mitchell). CFL bulbs to be available in the office for purchase.

ARCHITECTURAL COMMITTEE

Architectural chair Kathy Klusman recommends the approval of the following projects:

730-7 to replace bedroom dual pane window with glass #272, removing retro-fit frame to reveal Blomberg frame which was originally installed.

776-1 replace 3 dual pane windows with glass #272, retaining original Blomberg frame.

MSC (Efken/Bird) to approve Architectural Applications for 730-7 and 776-1.

LIENS

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

294-0250-003-0036

294-0230-005-0033

294-0230-002-0008

294-0230-001-0015

294-0220-001-0068

294-0250-001-0036

294-0250-003-0013

PAINT OVERSPRAY

Maintenance while painting a carport allowed overspray onto adjacent cars. Woodside liability policy will cover this claim with \$0 deductible. Owners presenting repair bids to Board were 2241-12 & 2241-6. MSC (O'Connor/Anderson) Auto owners to utilize their personal insurance policy to cover the cost and Woodside will pay up to \$500 of their deductible.

Oppose: Youssefi

POOLS AND SPAS

Virginia Graeme-Baker Pool and Spa Safety Act enacted one year ago required all public pools and spas have safety drains and anti-suction devices to prevent entrapment. The Board voted to bring all six (6) satellite pools into compliance, resurface Old, Sierra and East Spas, and to resurface the East main pool at a cost not to exceed \$60,000. If the pools/spas are not in compliance by December 19, 2008 the pools/spas will be closed to the residents.

MSC (Bird/Anderson)

Oppose: O'Connor

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COMCAST CONTRACT

Comcast is requesting an exclusive Service Contract for 5 years in return for their investment of up to \$60,000 to repair wiring and service pedestals throughout the grounds. This item was tabled.

SEWER BACKUPS

Bldg 863 to 820, tree root intrusions over a 220 foot section of sewer line causing recurring sewer backups. The Trenchless Company was the only bid received to provide a trenchless solution to this problem.

MSC (Youssefi/Atkinson) to authorize expenditure up to \$15,000 and instructed Management to request an additional bid.

TREE REMOVAL

MSC (Anderson/Bird) PG&E to remove trees around pond area that were severely pruned.

ROOFING

MSC (Youssefi/Bird) to replace roof at 706-11 with composite-style previously selected.

PAINTING

644-2 Homeowner requests repainting of ceiling and walls dating back to 2005 roof leak.

MSC (Anderson/Youssefi) Maintenance to paint the ceiling only.

ADJOURN

The meeting was adjourned at 9:30pm

Respectfully submitted

MJ Mitchell, Secretary