

WOODSIDE ASSOCIATION INC.
Board Meeting
March 3, 2009
(February Meeting was postponed)

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

MINUTES

Minutes of the January meeting were approved as modified to reflect that Anderson opposed the replacement of the recently removed redwood at 841-1 with another redwood.

MANAGEMENT REPORT

Manager Sherman Britton reported that he has been acquainting himself with Woodside and has spent much of his time during the last month walking the property! Board members may review his weekly reports that are logged in at the association office. Board Members may ask for the orange binder.

The remodeling of the pools and spas is near completion and are a week behind schedule. The pools and spas will be available for use the weekend of March 7th.

The management team has been diligently working on budgetary numbers for the budget meetings which are to begin Wednesday, March 4th at 6:00 pm. The budget meetings will be held in the card room and homeowners who are not on the committee are welcome to come and observe the committee proceedings.

At the back of the board binders, in the 'other' section, board members were provided with various legal opinions obtained last month, an email from the homeowner at 617-1 with questions regarding the Deductible Policy, and a letter from the homeowner at 652-2 regarding the ban on BBQ's.

MAINTENANCE

- Total Open Work Orders **99**
- Drains cleared **10**
- Landings Repaired **3** (877, 720, 2217)
- Lights Installed **5** (602, 2262, 644, 643, 2262)
- Gate Repairs **3**
- New Door Installations **6**
- Hot Water Issues Investigated **8 including 3 circulating pumps (East & Sierra)**
- Water Leaks **5** (712, 730, 895, 615, 2201)
- Partition Fences **1** (2236-1)

SECURITY

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

- Car Break-ins **1 (east)**
- Cited Cars **85**
- Denver Boots **4**

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- Expired Registrations **13**
- Cars with no Current Parking Stickers **8**
- Speeding Cars **5**
- Cellular Calls **91**
- Maint Emergencies **1**
- Noise Complaints **10**
- Suspicious Persons **11**
- Violations Written **22**

FINANCIAL REPORT

At the end of January, there was approximately \$502,512 in cash Reserves. \$61,803 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$24,351 per month.

At January 31st delinquent assessments totaled approximately \$119,302. Thirty seven (37) units are currently 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.

At the end of January we had approximately \$162,000 left to spend in reserves to stay within Woodside's \$500,000 annual budget. It was estimated that cash outflow was projected to be \$40,000 in payroll/benefits, \$50,000 in pool/spa expenses and \$30,000 in roofing to the end of the fiscal year. Until June 30th, the end of our fiscal year, Don Jackson and management are focused on conserving reserves as much as possible. The only reserve expenditures for the next several months will be for emergency situations only.

ARCHITECTURAL

Kathy Klusman, Chair of the Architectural Committee recommended that the top rail of the walkways and landings resemble the original design upon replacement. Code requires that all new handrails be "grippable".

WINDOW REPLACEMENT POLICY

GUESTS

Scott Campbell of S-N-T Company (windows/doors) was invited by the Architectural Committee to discuss retro-fit window installations. Mike Madhan of Northwest Exteriors made a presentation of vinyl windows.

MSC (Anderson/Youssefi) to accept the Window Replacement Policy as presented by the Architectural Committee, deleting the terminology of "First Generation".

Oppose Gomez

Abstain none

Gomez, Lapis and Bird will meet with the Architectural Committee to work on the energy-efficiency issue.

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REIMBURSEMENT OF FUNDS

MSC (Bird/Anderson) to repeal the Board's 2007 decision to disburse back to the homeowners funds that it received from its insurer regarding the 2006 flood damages.

OPPOSE Youssefi ABSTAIN none

CAR DAMAGE

802-13 MSC (Anderson/Bird) to deny request for reimbursement of \$100 deductible.

AUTHORIZATION OF LIENS

MSC (Bird/Youssefi) to authorize liens on the following properties:

294-0230-001-0063
294-0230-004-0017
294-0250-003-0027
294-0220-001-0062
294-0220-001-0051

TREE COMMITTEE

MSC (Anderson/Bird) to accept PG&E tree removal list provided by the Tree Committee.

HUMAN RESOURCES COMMITTEE

Pam Williams, chair, discussed recommendations for cost of living increases and/or merit raises for Woodside employees.

Performance goals set for management (10/27/08) will be reviewed with management in the next few weeks.

SEWER LINE REPLACEMENT

MSC (Bird/Anderson) to accept Express Sewer & Drain bid to replace the sewer line from 2262 to Northrop utilizing the pipe lining, trenchless method.

ROOFING REPLACEMENT

MSC (Bird/Youssefi) to accept All Seasons bids to replace roofing with composition shingle at bui2254, 790, and 613/615.

PLUMBING REIMBURSEMENT

MSC (Anderson/Youssefi) to not reimburse 790-8 in the amount of \$250 for a plumbing bill.

OPPOSE Atkinson, Bird, Gomez, Lapis

CEDAR REMOVAL BUILDING 613

MSC (/) to remove leaning cedar at building 613. Bid awarded to Eco.

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APHID CONTROL

MSC (Anderson/Bird) to accept a bid from Eco Landscape and Tree for with Merit for aphid control.

ASPHALT REPLACEMENT

MSC (Bird/Gomez) to accept a bid from Central Valley Engineering and Asphalt to repair asphalt in Sierra in the amount of \$2,172 due to hot water line break.

REDWOODS, PINES AND CEDARS POLICY

Allen Anderson indicated that he had discussed this item with the Chair of the Tree Committee, Dorothy Wooldridge, who indicated the Tree Committee opposed such a policy.

MSC (Anderson/Atkinson) that redwoods, pines, cedars not be replaced with redwoods, pines or cedars on the Woodside property.

OPPOSE Youssefi

ADJOURNMENT at 9:15pm.

Respectfully submitted

MJ Mitchell, Secretary

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