

WOODSIDE ASSOCIATION INC
OPEN BOARD MEETING
APRIL 26, 2011

CALL The meeting was called to order by President John Bird at 7:35 pm.

PRESENT John Bird, Shirley Meyers, Allen Anderson, Nick Lapis and Lyn Efken. Cindy Wickliffe and Sherman Britton represented management.

MINUTES MSC (Bird/Meyers) The minutes were approved as modified changing the meeting date from March 23 to March 22, 2011.

DISCLOSURE Discussed in Executive Session: Owner Discipline, Litigation, Owner Payment Plans, Personnel.

MANAGEMENT REPORT

These are beautiful days in the neighborhood. The colors of Woodside are bright and vivid, the grass is green and plush and the smell of progress permeates the air.

The March winds and April showers are behind us and we are happy to announce that we only suffered one tree fatality. The walnut tree in the Old Clubhouse pool area finally relented to the pounding storms of Sacramento. The Tree Committee is in conversation about how best to replace the fallen tree.

The pool heaters have been fired up and the pools are official open for business and ready to bring refreshment to the early swimmer and sun bathers.

Work orders and major repairs continue to be addressed across the Woodside campus. Please continue to be patient as we work in your area.

The changes that we have made to the Security violation process bring both accolades and criticism from our homeowners. No guesses as to which group is not happy with the change. Keep in mind that while we do not like issuing violations, we do so for the good of the entire community. Let me encourage our homeowners to make sure that our renters have copies of the governing documents and that they take time to read and understand the rules of Woodside. Over the course of the next few weeks we will be focusing on patio trees, ivy and shrub violations. A reminder will be placed in the newsletter along with the patio guidelines from our governing documents.

We are encouraged about the progress that is taking place here at Woodside. While we are happy that much is being done we are also attentive to the many things that are yet in need of repair. We are committed to pushing forward in making Woodside the best that it can be.

MAINTENANCE HIGHLIGHTS (March 21 To April 20)

- Total Open Work Orders – 137 Total Open Service Requests - 86
- Painting/Electrical Repairs 26
- Drain Work/Cleaned/Replaced 17
- Doors Repaired/Replaced 6
- Deck Replacements 4 Repairs 2
- Plumbing Repairs 6
- Roof Repairs 8 buildings
- Stucco Repairs Large/Small 7
- Fence Repairs 4
- Cubic yards of concrete/ 17 areas 17 cy
- Bldg Inspections to Determine Scope of Work 58

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SECURITY There were no car break-ins, stolen cars or acts of vandalism

- Car Break-ins – 0
- Cited Cars - 101
- Denver Boots - 1
- Expired Registrations - 12
- Cars with no Current Parking Stickers - 18
- Speeding Cars - 1
- Stolen Cars - 0
- Cellular Calls - 68
- Disturbances - 9
- Maintenance Emergencies - 3
- Noise Complaints - 9
- Suspicious Persons - 6
- Vandalism - 0
- Violations Written - 56

PRESIDENTS REMARKS

John Bird provided copies of an article, "Perils to Associations owning Homes that they have Foreclosed Upon". A report prepared by Frank Wilcox was provided for the property walk he directed for the board members.

FINANCIAL REPORT

At the end of March there was \$981,390 in cash Reserves. \$82,361 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment due August 1, 2010, \$146,374 or 94% has been collected. Since switching to a third party provider for natural gas seven months ago, the association has saved more than \$17,000. At March 31, delinquent assessments over 30 days late totaled approximately \$127,024.14. The Association did not collect \$22,916.57 in the month of March. Thirty Four (34) units are currently in collections. Since 2007, 68 units have completed the foreclosure process, forcing a write-off of \$257,534 in delinquent dues, special assessments, and late fees. Financial statements were approved as presented.

COMMITTEE REPORTS

BUDGET COMMITTEE

MSC (Lapis/Anderson) to adopt the 2011/2012 budget as presented.
Shirley Meyers abstained from the vote.

TREE COMMITTEE

MSC (Anderson/Efken) approved walnut removal at 2202 #8.

SOCIAL COMMITTEE

MSC (Lapis/Bird) approved Mother's Day Brunch
Committee to explore A frame advertising for special events/posting of flyers.

ARCHITECTURAL COMMITTEE

MSC (Bird /Lapis) to approve washer/dryer installation for 700-1.
Shingle discussion was tabled.

CC&R'S AND BYLAWS COMMITTEE

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Member clarification. Board members to not serve on this committee except as liaison.

NEW BUSINESS

CAL FIRE TRUCK ON PROPERTY

MS (Meyers/Efken) to allow the truck to park on the property. Motion Failed. Three votes for, two against.

TWO MOPEDS PARKED IN ONE PARKING SPACE

MSC (Lapis/Meyers) to uphold the CC&Rs and not allow two vehicles to be parked in one parking space.

CHIMNEY QUESTION 873-10

MSC (Bird/Anderson) to explore options for redesign by engineer.

DUES BANK ACCOUNT

MSC (Bird/Lapis) to establish a Dues Account at Roseville Bank of Commerce.

LIEN OF INDIVIDUAL PROPERTIES

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

294-0230-005-0048

294-0230-004-0031

UNIT ACCOUNT WRITE-OFFS

MSC (Efken/Anderson) to write-off two delinquent accounts that total approximately \$8,465 as they have completed the foreclosure process.

ADJOURN

The meeting was adjourned at 8:00 PM.

Lyn Efken, Secretary