

WOODSIDE ASSOCIATION INC.
BOARD MEETING MINUTES
May 27, 2008

CALL The meeting was called to order by President John Bird at 7:05pm.

PRESENT John Atkinson, Cyrus Youssefi, John Bird, Lyn Efken, MJ Mitchell, Frank OConnor. Brad Wickliffe represented Management.

DISCLOSURE The Executive Session discussed Owner Discipline/Conflict and Legal Issues.

OPEN MEMBER DISCUSSION Questions brought to the floor by Sandi Ballou, homeowner:

- 1) Why were dues increased by 10.6% and not by 3%?
- 2) Why are Collections handled by an attorney?
- 3) Why was the Gas Log cost raised from \$1.00/month to \$21.00/month?
- 4) Why did dues increase for 1-bedroom units increase more than other units in actual dollars?

APPROVAL OF THE CONSENT CALENDAR MSC (Efken/Youssefi) to accept the consent calendar as printed: Board Minutes of April 22, 2008.

MANAGEMENT REPORT Brad Wickliffe reported that the packet containing the new budgets and corresponding monthly dues have been mailed out to all of the homeowners. Also, the new coupon books have been ordered and will be mailed out directly from the coupon company to the individual homeowners during the month of June. As before, if owners have their dues paid by automatic withdrawal, the new amount will automatically be changed. Fernandez Landscape did a wonderful job cleaning the pond! The office has received a \$2,300 gift card from PG&E to go toward the planting of new trees/bushes that had been previously removed. All windstorm damage repairs have been made.

Maintenance

- Total Open Work Orders **88**
- Work Orders Opened April 17 – May 20 **43**
- Work Orders Closed April 17 – May 20 **58**
- Decks (2270-8) **1**
- Shed Roofs (621-7, 621-8, 639-5) **3**
- Shed Doors (790-10,621-8, 621-7, 701-4) **4**
- Shed Rebuild (790-10, 621-8, 621-7, 701-4, 639-5, 637-5) **6**
- Sheetrock Repairs (871-5) **1**
- Siding (653-1, 653-2, 653-3, 653-4, 2233-5, 2233-6) **6**
- Expansion Boards Replaced **8**
- Partition Fencing (653-1, 653-2, 653-3, 653-4, 621-8) **240 Ft**
- Sidewalks (701) **1**
- Light Fixtures Installed **4**
- Walkways 790 **1**
- Tree Removed 700 **1**
- Pond Cleaning **East**

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Security

In the month of April there were no stolen cars or home break-ins.

- Car Break-in **5** (East, Sierra)
- Cited Cars **96**
- Denver Boots **6**
- Expired Registrations **6**
- Cars with no Current Parking Stickers **9**
- Speeding Cars **10**
- Cellular Calls **100**
- Noise Complaints **13**
- Suspicious Persons **16**
- Violations Written **35**

FINANCIAL REPORT Treasurer Cyrus Youssefi reported that the Association is now Debt Free. The Line of Credit was retired May 15, 2008, and we now start restoration of Reserve Funds. At the end of April the Association had \$329,731 in Cash Reserves with an additional \$100,000 in a CD maturing June, 2008. These monies will remain in Reserves. 2007-2008 Biggest deficits were in Gas (PG&E) at \$5,248; water at \$20,341; trash collection at \$8,680; plumbing repair at \$11,382; and January Storm damage at \$10,000 (insurance deductible). This coming budget reflects increases in dollar allocations in these areas. Delinquent Assessments are in the amount of \$73,502.41. Twenty (20) homes are in Collections. Delinquent Special Flood Assessments are in the amount of \$15,741.

SAFETY COMMITTEE Frank O'Connor, chair, presented the Committee recommendation of hiring a Consultant to aid in determining the cost of installing a system of lights/cameras in parking areas. Lights and cameras are recommended by the Sheriff's Department. Discussion suggested going directly to a qualified bid for this work, forgoing the Consultant. MSC (O'Connor/Bird) for Safety Committee chair to obtain a qualified bid for installing lights and cameras in key parking areas. Management will work with Maintenance to raise the height of the fence along the Sierra/Caro Drive corner. Pool Chlorine level is at an average of 3% which is above the 1.5% standard according to the Pool Service.

TREE COMMITTEE Connie Brown, chair, reported that the Committee has voted unanimously not to replace for of the seven trees that fell during the January Storm; replacement of the remaining three is still under discussion. The Committee also voted to replace only two of the five trees removed due to the storm's damage: 1) North of 841 and 2) SE corner of 871. MSC (Atkinson/Youssefi) to approve the Committees recommendations of replacements at 841 and 871. MSC (Efken/Mitchell) to work with Jeff Money of PG&E in replanting trees and bushes (\$2300 gift credit card),

NOTE Stump at Pond cannot be removed due to presence of underground electrical lines. Replacement will have to be in another location.

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BOARD MEETING MINUTES
May 27, 2008

ARCHITECTURAL COMMITTEE Kathy Klusman, Chair, reported on the re-designed gate and walkway into East at the Northrop Vehicle Gate. The County has re-designed the gate entrance so that the gate now rests inside Woodside property allowing the gate to swing outward as required by the Metro Fire Department for immediate Safety Exit. This requires some change in the sidewalk and additional fencing. The cost of this project will be borne by the County under Aid for the Disabled Guidelines.

OFFICE COMPUTER

Management is requesting the purchase of a replacement computer for the bookkeeper. MSC (Bird/Youssefi) to approve the cost not to exceed \$1200.

LEGAL REVIEW OF ARCHITECTURAL PROCEDURES

Management requests that the WHOA attorney approve the Architectural procedures for accuracy. This item was TABLED until Management reports back as to the details of this request.

PATIO TREES & SHRUBS Management has notified homeowners by letter (1/31/08) of trees and shrubs that are in violation, such as touching or overhanging the roof and obstructing balconies. MSC (Bird/Atkinson) to approve patio tree trimming by ECO to be charged back to the individual homeowners who have not complied with the trimming request.

AUTHORIZATION TO LIEN PROPERTIES

MSC (Bird/Efken) to lien the following properties:

294-0230-004-0016

294-0220-002-0044

FULL PAGE ADVERTISING

TABLED until Management brings suggestions as to pricing for various ad sizes.

SOCIAL QUESTIONNAIRE

MSC (Efken/Youssefi) to distribute the questionnaire to Woodside residents via the June newsletter.

MANAGEMENT EVALUATION The Board of Directors has the general responsibility to evaluate Management's performance; if there are specific evaluation tools that would be useful, please bring these to the Board's attention. This will be a topic for future discussion.

FLOOD UP-DATE Cyrus Youssefi has spoken to the FEMA adjuster and manager and was advised to put any requests for information in writing which was done: "Woodside Homeowners would like to know if our claim has been denied, and if so, the detailed adjuster's reason for denial. If our claim is still active, when will we receive additional payment?"

MSC (Bird/Atkinson) to delete the word "partially" (line 4 earlier in the letter) and to accept the letter as written.

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May 27, 2008

FLOOD ACTION PLAN Cyrus Youssefi presented a sequence of action: 1) itemize damage paid; 2) eliminate non-covered items and deductible; determine amount owed by insurance; 3) summarize submitted requests for payment by date and amount; 4) summarize and match all payments by insurance; 5) proceed with appeal to FEMA; 6) engage an attorney to advise. Woodside might not need an attorney, but this should be included in the plan. Cyrus also recommended that Woodside employ an expert to analyze and interpret the data. A Committee of Woodside Homeowner/ volunteer accountants was formed to go through the Flood documentation and "tie back" all invoices so this Action Plan can get under way. Committee members are Gisela Schulz, Irene Jewitt, Shirley Meyers, Maggie Hart; the first meeting will be Monday June 2 at 6pm in the Clubhouse with John Bird and Cyrus Youssefi.

ADJOURNMENT The meeting was adjourned at 9:05pm.

Respectfully submitted,

MJ Mitchell, Secretary