

WOODSIDE ASSOCIATION INC.

July 28, 2009
BOARD MEETING

CALL The meeting was called to order by President John Bird at 7:30 pm.

PRESENT John Atkinson, Cyrus Youssefi, John Bird, Allen Anderson, MJ Mitchell, Nick Lapis, Shirley Meyers. Sherman Britton and Cindy Wickliffe represented management.

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

GUEST George Hullin, HRH Insurance, presented a proposal for the Association flood policy renewal. MSC (Bird/Anderson) to retain Fidelity for the upcoming year.

Opposed: Youssefi

OPEN DISCUSSION

- 1) Yellow and dying lawns. Management explained this is in reaction to the recent lawn treatments for weeds and/or preparation for reseeding.
- 2) Lawn spraying of Old Woodside will be rescheduled due to the high temperatures. Keep pets off the lawns on spray days until after 8:00 pm. Notices to be distributed.
- 3) Replacement of floor covering by Woodside. Woodside was responsible to replace floor covering due to under-slab water leak.

CONSENT CALENDAR

1) Minutes of June 23, 2009 2) Ratify Board resolutions to fund the following: (a) Repairs to Vehicle Gate 1 (b) Pool & Spa Code Repairs (c) Flooring replacement 629-1 (d) Repairs to Vehicle Gate 2; and 3) Change to Employee Handbook-Prohibited Conduct: Employee/Resident Fraternization. MSC (Anderson/Atkinson) to Accept the Consent Calendar.

MANAGEMENT REPORT

The "Free Toilet Installation Program" is now complete. Due to the discovery that the majority of toilets that were scheduled for replacement were not old enough, only 110 toilets were actually replaced. Thank you to all of the homeowners who participated in this water conservation program.

Implementation of the Small Claims Court action has been initiated for five foreclosed homeowners who owe between \$3,000 - \$5,000 in delinquent dues and assessments. This is a new program set up by our attorneys Angius & Terry, LLP at the request of the board of directors. Limitations of the program are that homeowners who have filed for bankruptcy are excluded. The intent of going to Small Claims Court is to obtain a judgment that will attach to currently owned or future owned real estate.

The revised Rules and Regulations have been mailed out to the off-site owners and hand-delivered to all of the 725 residents. Owners will have a minimum of 30 days to review the new Rules and are invited to present their comments, concerns and questions to the board at the monthly meeting to be held on September 1, 2009. It is the intent of the board to adopt the Rules at this meeting.

A recent concern in the area of security is the damage to two vehicle entrance gates 1 (Howe) and 2 (Northrop). In both situations, an unidentified vehicle was used to force open the gates. The damage cost the homeowners \$6,200.00. Due to fire code the gates must be left open for egress until they are fixed. The delay in fixing the gates is due to the lead time in obtaining the necessary parts and board approval. A security camera proposal to be presented this evening.

MAINTENANCE

- Total Open Work Orders **163**
- Landing Repairs/Replacement 3 (870, 863, 2212)
- Fence and Gate Repairs 13 (Bin 10, 2221-3, 2221-1, 2212-4, 712-4, 657-1, Laundry 6, 625-3, 2286-1, 2250-2, 2208-2, 2254-5, 2221-3)
- Deck Replacement 1 (2236-16)
- Painting 3 areas (712-3, 2200-8, 2236-16)
- Laundry Timer/Switches 4 (Laundry rooms 2, 3, 4, 6)
- Pond Pump/ Road-side fountain Repairs/ Pump at Satellite Pool 6
- Siding Repairs/Replacement 2 (Laundry 2, 2236)
- Sidewalk Repairs 1 (658-3)
- Power Washing 1 (713-1)
- Carport Repairs/Replacement 1 (2241)
- Electrical Black-out 1 (area 2201-2217)

SECURITY

For the month of June there were no Tows, Stolen Cars, Home or Car Break-ins

- Cited Cars **95**
- Denver Boots **6**
- Expired Registrations **6**
- Cars with no Current Parking Stickers **10**
- Speeding Cars **8**
- Cellular Calls **85**
- Noise Complaints **9**
- Suspicious Persons **10**
- Violations Written **22**

FINANCIAL REPORT

At the end of June, there was approximately \$898,183 in cash Reserves. \$23,488 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$24,351 per month. At June 30th delinquent assessments totaled approximately \$153,858. Thirty – Four (34) units are currently in collections. Since 2007, 34 units have completed the foreclosure process, forcing a write-off of \$122,120 in delinquent dues, special assessments, and late fees.

LANDSCAPE COMMITTEE

The Landscape Chairman was not available for report presentation.

ARCHITECTURAL COMMITTEE

Architectural Chair asked that one nominee be considered. TABLED so more nominees could be considered. Invitation to be placed in the monthly newsletter.

SAFETY COMMITTEE

The board regretfully accepted the resignation of Chairman Frank O'Connor. Dina Sossen discussed the mission of the Safety Committee. Management presented a draft of proposed Procedures and Guidelines for the committee. Nick Lapis will meet with the Committee as the board liaison.

TANKLESS HOT WATER SYSTEM

Sherman Britton updated the Board on his progress on the tankless hot water project. He is working with Kim Bates at SMUD to determine any increased electrical needs. Both transformer boxes and switch boxes are on the property. Changes beyond switch boxes are probably not financially feasible. Sherman requested \$5000 to continue investigating the viability of the

project. The board requested more concrete parameters for spending the \$5000. Tabled until next board meeting.

IRRIGATION SYSTEM

Sherman Britton has found that an automated system for Woodside would cost \$80,000 plus labor and retrofit. MSC (Youssefi/Anderson) to spend up to \$25,000 to change irrigation system in Sierra to an automated system and to hire a consultant. This will be a trial project for Woodside to determine feasibility for the entire property.

DISCLOSURE

A new hire, on-call maintenance employee, Dale Moore is the son-in-law of Don Jackson, Maintenance Supervisor.

CONTRACTS

WESTERN FOAM MSC (Bird/Youssefi) to allocate \$25,000 to complete repairs on the remaining buildings with foam roofs.

CHEC MANAGEMENT MSC (Bird/Youssefi) to allocate \$5830 (Old Woodside paving) and \$3,800 (Woodside Sierra pavement sealing) for engineering services (plans, specifications and estimate) and supervision.

ALL SEASONS ROOFING

Various bids totaling \$46,800 for Cemwood roof replacements with composition shingles and \$8,100 carport roofing. MSC (Youssefi/Atkinson) Management directed to request a 20% reduction in bid price otherwise directed to go out for bid.

HVAC BID

MSC (Lapis/Bird) to award the bid to JR Putman Heating and Air Conditioning not exceed \$5600 for Old Woodside Clubhouse.

SECURITY CAMERAS AT VEHICLE GATES

Resident volunteered to lend his knowledge and skills to Management in pursuing this potential project. Vote on bid tabled until next meeting.

ECO TREE MAINTENANCE

MSC (Youssefi/Bird) approve bid not to exceed \$15,000 for trimming and maintenance of trees on entire Woodside property as needed.

WORKERS COMP INSURANCE

Approved bid submitted by current insurance broker Willis HRH Insurance. A savings of \$5000 from previous year.

Unit 873-7 CLAIM

MSC (Anderson/Youssefi) to deny payment of \$975 remediation invoice from Environmental Science Services.

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

294-0230-001-0081

294-0220-002-0028

ADJOURNMENT

The meeting was adjourned at 10:05 pm.

Respectfully submitted

MJ Mitchell, Secretary