

WOODSIDE ASSOCIATION INC.
BOARD MEETING MINUTES
August 26, 2008

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

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

DISCLOSURE Discussed in Executive Session were Owner Payments, Owner Discipline, Litigation, Personnel.

OPEN DISCUSSION

- 1) Point of Information: AB2559 if passed will relieve an owner prior to change in CC&Rs of that change(s).
- 2) Noise at 782-8-9-10-11 can be heard through the fan vents as well as outside. Property Manager will investigate.
- 3) Request to move Owner Address List to Presidents Remarks on agenda.

MINUTES

Minutes of the July 22, 2008 minutes to be corrected as follows: p 1, add Concern for wheelchair transfer at curb and grassy area at space 787 to be addressed. p 3, Tree Contract last sentence change 'Woodside Sierra to Woodside East'. MSC to adopt as corrected (Bird/Efken).

MANAGEMENT REPORT

Management believes a major sewage backup problem has been solved in the area of Building 788. Manager Brad recently contacted Sac Val Plumbing to take another look the cause of the frequent sewer blockages. A less invasive, although very expensive method, utilizing a trench less solution had been bid out at \$19,475.15 plus permit fees for this area alone. As Brad and Sac Val inspected the area visually and by snaking a camera, they discovered that the sewer line clean out had long been covered by dirt and other decayed foliage as the cover had become dislodged. They discovered a long tree root had climbed down the sewer line and expanded well below the surface. They were able to physically pull out the root and believe the problem to be solved. The total bill came to \$302.49.

Management would also like to commend the Board on their acceptance of the proposal to utilize a Paving Consultant to manage and inspect the recent paving repairs made in Sierra. The consultant found several areas where the paving contractor was not making the repairs adequately. They were able to address these areas immediately. Please see the enclosed 'Inspectors Daily Report' for a highlighted list of inspector's findings that were corrected. This was money well spent!

Carter Painting has begun the painting in Sierra and is expected to be complete this project within 4-5 weeks.

Management is working with local realtors to restore the FHA Approval status which would allow for these types of loans to be used by buyers interested in purchasing Woodside Units. Our FHA status was affected by a recent lawsuit that has now been settled.

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MAINTENANCE REPORT

- Total Open Work Orders **142**
- Work Orders Opened July 16 – August 21 **68**
- Work Orders Closed July 16 – August 21 **111**

- Asphalt Repairs (Old Woodside) **4 Buildings**
- Carport Repairs (Sierra) **653, 657**
- Carport Replacement **2203**
- Deck Painting (East) **2** 706-11, 892-11
- Deck Repairs (East) **2** 706-11, 892-11
- Expansion Boards (East) **13**
- Light Fixtures Installed **2**
- Light Repairs **Woodside Office**
- Shed Doors **1**
- Shed Rebuild **3**
- Shed Roofs **2**
- Sidewalk **1**
- Stucco Walls **1**
- Tile Bathroom **Woodside Office**
- Walkway Railings **2**

SECURITY REPORT

There were no Stolen Cars, Tows, or acts of Vandalism

- Car Break-ins **1**
- Cited Cars **91**
- Denver Boots **4**
- Expired Registrations **10**
- Cars with no Current Parking Stickers **13**
- Speeding Cars **11**
- Cellular Calls **99**
- Main Emergencies **2 (Sewage Backups East/Old)**
- Noise Complaints **12**
- Suspicious Persons **12** ○ Violations Written **49**

PRESIDENT'S REMARKS

FEMA John Bird, Cyrus Youssefi, and Gisela Schwartz met with Colliers and will write an appeal to FEMA which will be available for members at the next Board Meeting,

NON –CURRENT AUTO REGISTRATIONS A question from a Member: Why does Security cite autos with Non-Current Registration (license tags)? Without current registration an auto becomes “stored” which is not compliant with the CC&R’s.

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REQUEST FOR OWNER/ADDRESS LIST

A homeowner has requested the address list for all homeowners for a mailing. MSC (Bird/Anderson) the Office will mail out the documents to all owners of record at the requesting homeowners expense (policy). The cost of this mailing will be determined by management.

FINANCIAL REPORT

At the end of July, there was approximately \$415,148 in cash Reserves. \$23,405 was spent on Reserves during the month. Management has begun the repayment to the Reserve borrowing in the amount of \$24,351 per month.

Woodside is currently in the annual review process of the financial statements for the fiscal year ended June 30, 2008.

At July 31st delinquent assessments totaled approximately \$105,335.

Thirty Three (33) units are currently in collections.

Homeowners are delinquent \$10,363 for the special flood assessment. (Most of the dollars represented are owed by homeowners in collections).

Since 2007, 22 units have completed the foreclosure process, forcing a write-off of \$84,698.26 in delinquent dues, special assessments, and late fees.

Management is looking into the possibility of changing collection companies. Our current company, Anguish & Terry, appears to be unable to keep with the huge increase in collection activity. Their response time in acknowledging newly submitted accounts and return of phone calls is becoming considerable slower. Management is seeking referrals from our audit firm, Haley & Company.

Treasurer Cyrus Youssefi explained the new Financial Re-cap Sheet which will show Members the month-by-month actual collected monies and actual delinquencies, additions to Reserve Account, reductions of Reserve borrowing.

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COMMITTEE REPORTS

SAFETY & ENVIRONMENTAL COMMITTEE

1) Chair Frank O'Connor reported that explorations have found that the cost of placing cameras at gates or on grounds would be \$1500 per camera plus wiring which ultimately would be upwards of \$100,000 which is not realistic at this time.

2) SHERIFF'S CRIME PREVENTION presentation will be September 16, 2008 in the Clubhouse.

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3) CFL RE-CYCLING BINS

MSC (O'Connor/Bird) that Management place Recycling Bins for CFLs in the Laundry Rooms for use by Residents. Lyn Efken suggested that CFLs be used in the office as the halogen lights expire, as this will significantly reduce the heat output.

4) HELMETS

Management reports that there is no legal requirement for helmets to be worn by security on private property such as an HOA.

TREE COMMITTEE

MSC (Efken/Anderson) to accept the recommendations to remove trees at 878—South end of parking strip; 2241---Northwest walnut; 2241-6 & -12 Northwest liquid amber; 637 North side remove stump; and prune golden rain at 2209-9.

Plan for Pond should be presented at the September Board Meeting.

LANDSCAPE COMMITTEE

MSC (Efken/Bird) to accept the recommendations for courtyard improvement projects at 873-877; 879; and 600 but not to include re-seeding. . We will revisit re-seeding when the water monitoring issues have been resolved by the Landscape Company.

MSC (O'Connor/Anderson) to require a hand-drawn (not an architectural drawing) plan or sketch be prepared for each landscape project denoting specific plants to be placed and with a billing break-down.

ARCHITECTURAL COMMITTEE

MSC (Efken/Anderson) to approve installation of a dual-pane 18"x 36" at \$122.00 to be installed by Maintenance in the Office restroom. O'Connor felt adding the window would pose a security issue. Opposed to the motion: O'Connor

RENTER/OWNER OCCUPANCY COMMITTEE

MSC (Youssefi/Anderson) to table until the law clarifies this issue, as AB2559 is pending.

LIEN

MSC (Bird/Anderson) to lien parcel number 294-0220-002-0068.

FLOOD INSURANCE

MSC (Youssefi/Anderson) to renew flood insurance policy at \$104/sq ft.

DISCUSSION---Insurance is placed with HRH but with the same insurance company (Fidelity) Direct Management to discuss with HRH our options to renew with companies other than Fidelity.

OLD BUSINESS

PROPOSED CHANGES TO BY LAWS

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MS—(Bird/----) to accept Restatement of By Laws, Article 5, Board Members, broadening conflict of interest of Board Candidates to include real estate interests or management of Woodside properties (5.2 through 5.9). **FAILED for lack of a second.**

BOARD MEMBER CODE OF CONDUCT

MS--- (O'Connor/Youssefi) to accept the Code of Conduct document for Board Members.
For O'Connor Oppose Bird, Youssefi, Anderson, Atkinson, Mitchell, Efken
FAILED for lack of a majority.

DISCUSSION Re-work and bring back for review in open session.

FOAM ROOF MAINTENANCE

MSC (Bird/Youssefi) to accept time and materials bid for an estimated \$15,800 from Western Foam for roof maintenance.

SHAKE ROOF REPLACEMENT

MSC (Youssefi/Bird) to accept bid from All Seasons Roofing for \$61,500 for replacing shake roofs on 2250 ad 2278 Management seeks alternative product for wood shakes.

Oppose Efken, O'Connor

IRRIGATION REPAIRS

MSC (Youssefi/Bird) to accept bid from Fernandez Landscape for \$5,279 to replace defective sprinkler valves and heads in Sierra.

ASPHALT REPAIRS AT 2250

MSC (Bird/Anderson) to reject request to repave drive and parking area at this time.

GATE TIMER

Recommendation to leave entry gates open during busy drive times 7:30-9:00am and 4:00-6:00pm. **FAILED due to lack of a motion.**

COST OF MAILING FOR OWNER

Discussion of the cost to mail for an individual owner; consensus of \$1.10 per door.

ADJOURN

Adjournment at 9:30 pm.

Respectfully submitted

MJ Mitchell, Secretary

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Technologies\NitroPDF6\@BCL@A4017DBE
Template: C:\Documents and Settings\Jo-Anne Bottimore\Application
Data\Microsoft\Templates\Normal.dot
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