

WOODSIDE ASSOCIATION INC

Board Meeting

April 27, 2010

CALL The meeting was called to order by President John Bird at 6:58 pm

PRESENT Jon Rice, John Atkinson, John Bird, Shirley Meyers, MJ Mitchell
Sherman Britton represented management.

DISCLOSURE Items discussed in Executive Session were Owner Discipline, Owner
Payment Plans, Litigation, Contracts

OPEN DISCUSSION

Nola Castle noted that Woodside is a Community of Trees beloved by the Residents and the major drawing point to the Community. Residents are very concerned about any thinning or removal of Woodside Trees.

Connie Brown, Tree Committee Chair, explained that 58 trees are within the 1906 easement granted to PG&E. Not all of these trees will be considered for removal. The Tree Committee walked the property in April with PG&E representatives Jeff Mussel and Jeff Smith.

PG&E has identified 19 trees to be removed this year; PG&E is willing to cover the cost of removing the stumps of these 19 trees, 10 in East and 9 in Old Woodside. PG&E is also willing to prune slow-growing trees every 2 years and to leave the redwoods at the towers in Old Woodside is encouraged to plant trees that would not reach more than 15 feet in height at maturity or keep trees pruned at this height.

Dina Sassoon requested that pool rules be established and published, specifically regarding alcohol, smoking, food, glass, running, other unsafe behaviors. These rules have been in existence as recently as last year, but seem not to be enforced this year.

Another resident was concerned about the lack of action against noisy vehicles. There are only a few vehicles that are extremely noisy and need to be dealt with.

MINUTES MSC (Atkinson/Meyers) to accept the April 27, 2010 board minutes as presented.

MANAGEMENT REPORT

Several projects have been completed or will reach completion by months end. The Sierra Clubhouse, tennis courts, laundry room benches and pond revitalization are all ready for Woodside residents to enjoy. There are only a few remaining final details needed to bring these projects to fruition. Lamp post and globes have been cleaned and painted throughout Woodside. Parking stripes have all been repainted and parking bumpers are on the schedule for next month. Maintenance is also in the process of painting the exterior fence with completion targeted for the end of May. The Tree Committee has had several meetings with regard to PG&E's demand to remove trees beneath the power lines in East and Old. The committee has met with Jeff Mussel from PG&E and has reached an agreement to remove only a portion of the trees that were originally targeted to be cut down. PG&E has agreed to grind the stumps of any trees removed in 2010 and 2011. The average cost to grind stumps is approximately \$200.00 per tree. Management is still fine tuning the automated irrigation systems in Sierra and East.

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MAINTENANCE REPORT

- Total Open Work Orders **159**
- Electrical Issues – **2**
- Old Woodside Door Refinish - **Complete**
- Draining Issues/Water Leaks/Gutter Repairs **9**
- Gate Repairs/Adjustments **5**
- Light Fixture Installations **1**
- Dry rot/Pest Inspection Repairs **7**
- Shed Repairs **2** Shed Doors **2**
- Concrete Work **1**
- Painting Project **5**
- Tile Men's Bathroom, Sierra – **Complete**
- Tile Laundry Benches – **In Process**

SECURITY REPORT

For the month of March there were no Stolen Cars, Tows or Acts of Vandalism

- Car Break-ins **2 (Old, East)**
- Cited Cars **81**
- Denver Boots **3**
- Expired Registrations **6**
- Cars with no Current Parking Stickers **8**
- Speeding Cars **7**
- Stolen Cars **0**
- Home Break Ins **1 (Old)**
- Cellular Calls **82**
- Maintenance Emergency **2**
- Noise Complaints **6**
- Suspicious Persons **10**
- Violations Written **18**

FINANCIAL REPORT

Treasurer Jon Rice reported that at the end of March Reserve funding had reached \$939,000 and is on track to finish at a little over one million at the end of the fiscal year. Collections of unpaid dues and assessments remain a challenge.

ARCHITECTURAL COMMITTEE

MSC (Bird/Rice) to accept the following Committee recommended projects:

891-1 request for wall-installation of a doggie door

644-2 request to relocate shower water outlet with installation of new shower pan/surround

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TREE COMMITTEE

(Refer to Open Discussion above)

METAL CARPORTS

A Committee is to report back at the next meeting. Committee members are Dave Draper, Lyn Efken, and Gisela Schulz. Question: Do metal carports offer superior cost-effectiveness and appearance benefits?

LIENS

MSC (Bird/Rice) to place liens on the following properties:

294-0220-001-0022	294-0230-002-0064
294-0230-001-0053	294-0250-001-0018
294-0230-004-0009	294-0220-001-0073
294-0230-004-0006	294-0250-003-0031

ANNUAL BUDGET 2010 – 2011

Treasurer Jon Rice presented an over view of the coming year's proposed budget:

- Projected \$70,000 loss in uncollected dues and fees to be written off
- Infrastructure expenses will be a focus now that Reserves have been increased.
- Deferred infrastructure expenses will necessitate a dues increase and a per unit assessment

Special Projects to be completed in the 2010-2011 fiscal year:

- Completion of the conversion of the East irrigation system to an automated system
- PG&E Tree Removal Remediation (in progress)
- Repair and replaster Sierra Pool and Satellite Pool #5
- Update Main Clubhouse (Old Woodside) with paint, carpet, furniture

Vote was tabled until the May board meeting.

CLUBHOUSE AND GUEST SUITE RENTAL RULE CHANGE

MSC (Bird/Rice) Tabled due to insufficient background information.

COMMON AREA CONVERSION TO LEASED PARKING

MSC (Bird/Rice) Tabled due to insufficient background information.

ADJOURN

The meeting was adjourned at 8:18 pm.

Respectfully submitted

MJ Mitchell, Secretary