

WOODSIDE ASSOCIATION INC
Open Board Meeting
January 26, 2010

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

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

EXECUTIVE MEETING DISCLOSURE

Discussed were Owner Discipline, Litigation, Owner Payment Plans, Contracts, Personnel.

OPEN DISCUSSION

- 1) 792-5 owner requests that she be assigned a covered parking space; she is assigned space 579 which is uncovered.
- 2) 792 owner requests patio completion. Sherman will see that concrete is poured on the first dry day.
- 3) 877-8 owner requests removal of her request to the Architectural Committee for a vinyl windows. She would like to proceed with Blomberg windows.
- 4) Garden area—owner requests that residents be allowed to establish gardens in the back tennis courts.

CONSENT CALENDAR

Items on the Consent Calendar: Board Minutes, Nov 25, 2009; Board Resolution to Replace Roof at 644; Ratify Committee Members and Chairs. MSC (Lapis/Anderson) to accept the Consent Calendar and to ratify as presented.

MANAGEMENT REPORT

Management would like to express their gratitude and appreciation for all of the cards and treats that were given to staff during the holiday season. Thank you.

The irrigation system in Woodside Sierra was converted to an automated sprinkler system in the fall of 2009. We have now expanded the automated system to include almost half of Woodside East.

A 1200 gallon per minute sump pump was installed in upper East to assist in removing run-off water from backing up. This is a pump we hope we never use and a scenario we hope we never again experience.

Maintenance has started the process of roof clean off. Work will begin in Old Woodside. East and Sierra will follow and should be completed in the next few weeks. The long overdue work on the Sierra Clubhouse has resumed and should be completed by mid February along with retiling the bathroom floors in the Old Woodside Clubhouse.

Management has received bids to replace the tattered bench covers in five of the six Laundry Rooms with tile and will begin this process shortly.

Management is currently exploring the feasibility of alternate materials to replace some of our current wood structures that require repetitive repair or replacement.

MAINTENANCE REPORT

Total Open Work Orders 121

Roof leaks (6)

Water leaks/owner to owner (4)

Drains cleared (7) water pooling in patios (2)

Installation of light fixtures – parking areas, individual units (3), landscape lighting

Under-slab leaks (3), window leaks (3)

Adjust pedestrian gates (3)

Electrical outages/external - Sierra (1) East (1)

Deck repairs (3)

Repair patio gates (4), sheds/shed roofs (2), shed doors (3)

SECURITY REPORT

For the month of December there were no Tows, Home Break-ins

Car Break-ins 14

Cited Cars 90

Denver Boots 5

Expired Registrations 9

Cars with no Current Parking Stickers 14

Speeding Cars 7

Stolen Cars 3

Cellular Calls 89

Maintenance Emergency

Noise Complaints 8

Suspicious Persons 18

Violations Written 17

FINANCIAL REPORT

As of December 2009 there is \$867,478 in Reserves. Monthly Reserve Pay-Back continues at \$24,351/month to re-pay the borrowing necessitated by the 2006 flooding. As of the Fiscal Year June 30, 2010 the flood borrowing will be completed.

The Budget Committee will begin meeting next month and continue throughout the month of March.

POND COMMITTEE

Sherman reported that the Pond Plans have been completed and a bid for Pond Landscaping has been received from Fernandez in the amount of \$7500. MSC (Lapis/Bird) to accept the proposal and the Fernandez landscaping bid.

ARCHITECTURAL COMMITTEE

2266-4 application to install washer/dryer including venting through the back wall of the bungalow which is not generally observable. Homeowner is to obtain the necessary permits and arrange for inspection by the County. MSC (Lapis/Bird) to accept proposal as recommended by the Architectural Committee.

Continued discussion of the venting as floor plan does not lend itself to direct venting through the wall. MSC (Bird/Meyers) to RESCIND approval of the 2266-4 washer/ dryer installation. MSC (Rice/Lapis) to approve installation as set forth by the Architectural Committee provided the venting is compliant with the Building Code. Oppose Mitchell Meyers

877-8 (Bird/Lapis) to approve installation of the Blomberg windows.

ALTERNATIVE PRODUCTS

MSC (Bird/Rice) to utilize metal framing, stucco exterior, and current roofing when storage sheds are repaired or replaced.

TENNIS COMMITTEE

Lyn Efken reported that the Committee had selected Saviano Company (installers of the Beijing Olympics tennis courts) for the resurfacing and repair of the front tennis courts. A new fence will need to be installed. MSC (Bird/Anderson) to approve the Saviano contract for tennis court replacement for \$37,000 plus management's choice of fence installer up to \$5000.

AUTHORIZATION OF LIENS

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

294-0250-001-0010	294-0220-002-0025
294-0220-003-0052	294-0230-002-0060
294-0250-004-0008	294-0250-004-0042
294-0220-002-0048	294-0250-003-0010

IRS REVENUE RULING 70-604

Any excess of membership income over membership expenses as defined in Internal Revenue Code Section 277 for the year ended June 30, 2010 shall be applied against the subsequent tax year member assessments as provided in 70-604. MSC (Bird/Rice) to accept.

SANITARY SEWER LINING

Management reported that all sewer lines are now mapped and manholes are now uncovered and raised. It was recently discovered that a sewer line is under Bldg 895. As a pro-active measure it is suggested that this sewer line be lined now.

MSC (Bird/Lapis) to accept bid from Trenchless at \$11,875 to re-line sewer line beneath 895.

SEWER LINE CLEANING

Management recommends annual maintenance of sewer lines and that flappers and flapper caps be installed to prevent sewer contents from rising back into homes.

MSC (Rice/Lapis) to accept the bid from Express Sewer and Drain to clean all sanitary main and lateral lines in the amount of \$10,672. Flapper Caps to be installed at a separate cost at approximately \$600.

LAUNDRY ROOM DOOR LOCKS

MSC (Anderson/Mitchell) to accept Jeff's Locksmith bid of \$1988 to install laundry facility locks.

LAUNDRY ROOM BENCHES

By Board consensus management is authorized to spend up to \$5000 to have the five remaining laundry room benches tiled.

PROPOSED AMENDMENT TO CC&Rs & Bylaws

Several proposals have been made for CC&R and By-Law changes, such as permitting Resident Trucks, Need for Extended Contracts, changes to board member qualifications.

MSC (Bird/Meyers) to table this issue for the February Board Meeting.

RELATED PARTY DISCLOSURE

The following related parties exist at Woodside:

Linnette Hubbard, Administrative Assistant, is the owner of 2229 Woodside Lane #2.

Don Jackson, Maintenance Supervisor, is the father-in-law of Dale Moore, who works as an on-call maintenance employee.

Don Jackson, Maintenance Supervisor, is the brother of Henry Jackson, who works as an on-call maintenance employee.

Carlos Patino, full-time maintenance employee, is the brother of Cesar Patino who works as an on-call maintenance employee.

ADJOURN

The meeting was adjourned at 8:55pm.

Respectfully submitted

MJ Mitchell, Secretary

ANNOUNCEMENT

The Board will hold an Organizational meeting in Executive Session on January 30, 2010 in the Card Room.