

WOODSIDE ASSOCIATION INC
OPEN BOARD MEETING
June 22, 2010

- CALL The meeting was called to order at 7:04 pm by President John Bird.
- PRESENT Allen Anderson, Jon Rice, John Bird, Shirley Meyers, MJ Mitchell, Nick Lapis
 Cindy Wickliffe represented management.
- DISCLOSURE Topics discussed in Executive session were Owner Discipline, Owner
 Payment Plans, Litigation, Contracts, and Personnel

OPEN DISCUSSION

- 1) Why are Association dues being increased in addition to an assessment?

The expenses of the Association are increasing as service costs increase: for example, we anticipate an increase of \$65,000 in natural gas costs which heat the boilers and pools; similar increases in water costs, supplies, materials, services are anticipated. There is a concurrent increase in the need for repair and replacement of structures to maintain the integrity of our property.

- 2) What is the Management Company making per year?

The Management Fee which has not been increased for this year.

- 3) Have benefit costs been reduced for employees?

Details of the employee benefit package are being worked out now. Employees will be notified at a Thursday meeting.

- 4) Why is lighting an issue at my building?

If you have routine lighting problems, notify the office so that replacements can be made. If you have significant lighting needs, contact the Lighting Committee Chair Maggie Hart, or leave a message for the Committee at the office. The Committee meets monthly to assess lighting issues.

- 5) The Automatic Water System in East is flooding at night.

Notify Security which can shut off the offending valve immediately. Water is very expensive and we need to be vigilant. You can help by calling as soon as you notice run-off.

MINUTES

MSC (Anderson/Bird) to accept the minutes as amended:

- add the address 2258-5 to the denial of the 90% screen request (Architectural Committee)
- change 'second' to 'third' to indicate the correct meeting number (CC&Rs Committee)
- add 'approximately 3 to 6 inches tilt' to facilitate clarity of roof tilt (Carport Committee)

MANAGEMENT REPORT

Management has pushed to make sure that all of the areas where trees were removed by PG&E have been cleared of debris and re-sod.

The pool furniture was ordered early in the month of May. The chairs and umbrellas have finally arrived and we anticipate the back-ordered tables to arrive this week.

The asphalt in Sierra will begin July 1. This will be a two day process which will require the cars in Sierra to be parked elsewhere on the property. All green spaces in East and Old will be available plus street parking will be allowed provided cars do not block egress and ingress.

It should be noted that many of the projects at Woodside are increasingly becoming more complex, costly, and time consuming. Water damage, dry rot, insect destruction and deterioration are becoming more and more prevalent. Management is aware of these needs and is implementing a more proactive approach to repair and restoration. When Maintenance is directed to an area of concern, a more in-depth inspection is conducted to determine if additional attention is needed in that immediate area.

Management is well aware of the hardships that can be incurred as a result of increased dues and assessments. We do not take lightly the responsibility of being good stewards of your money. The Woodside team: Management, Office staff, Maintenance, and Security are committed to maximizing the strength of the Associations finances and utilizing available resources to their fullest all the while striving to improve the conditions of Woodside, increase its marketability and make Woodside a better place to live.

MAINTENANCE

- Total Open Work Orders **109**
- Electrical Issues **1**
- Draining Issues/Water Leaks/Gutter Repairs **6**
- Gate Repairs/Adjustments **6**
- Light Fixture Installations/Lighting Repairs **4**
- Dry rot/Pest Inspection Repairs **6**
- Shed Repairs Shed Doors **5**
- Painting Projects **7**
- Deck Repairs **5**

SECURITY

For MAY there were no Stolen Cars, Tows, Home Break-ins or Acts of Vandalism

- Car Break-ins **1 (East)**
- Cited Cars **77**
- Denver Boots **5**
- Expired Registrations **13**
- Cars with no Current Parking Stickers **11**
- Speeding Cars **9**
- Cellular Calls **69**
- Maintenance Emergency **2**
- Noise Complaints **7**
- Suspicious Persons **15**
- Violations Written **21**

FINANCIAL REPORT

At the end of May, there was \$998,703 in cash Reserves. \$32,221 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the

amount of \$24,351 per month. An additional \$13,889 was repaid to the Reserve Fund for the money borrowed to pay the Flood Insurance Policy. All reserve borrowing is scheduled and on track to be completely paid back by fiscal year end June 30, 2009. At May 31st delinquent assessments over 30 days late totaled approximately \$129,151. Twenty nine (29) units are currently in collections. Since 2007, 56 units have completed the foreclosure process, forcing a write-off of \$211,814 in delinquent dues, special assessments, and late fees.

COMMITTEE REPORTS

CC&Rs/BYLAWS COMMITTEE

Dave Sauer, chair, reported that the Committee is working on proposals for CC&R changes to be included in the Annual Ballot packet for Membership vote this winter. The Committee has completed work on provisions to expand permissible contracting to include multi-year leases for office copy machines and to prohibit the writing of two or more concurrent leases for the same Unit (operating a Unit as a rooming house). The Committee is continuing to work on a provision to define permissible trucks and has determined to not include a requirement that all vehicles must display a current license plate tab and a requirement that property managers of multiple units who are also Homeowners be prohibited from serving on the Board. The Committee will report their final decisions at a future Board Meeting.

TENNIS COMMITTEE

Lyn Efken, chair, requests that the Tennis Committee be continued through this year and to be made a permanent committee. The Committee also requests that black-soled shoes be prohibited from the tennis courts due to serious scuffing of the court surface and that this be included in the posted Tennis Court Rules.

LIENS

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

294-0230-005-0016

294-0230-001-0061

CONTRACTS

MSC (Bird/Rice) to accept the ECO 2010-2011 Fiscal Year Tree general maintenance contract to prune and clear the entire property at a cost of \$12,000 not to exceed \$17,000.

MSC (Bird/Rice) to accept the ECO 2910-1011 Fiscal Year contract for tree health and care in East at a cost of \$26,270.

Fernandez Landscape contract was renewed for the 2010-2011 Fiscal year.

ADJOURN

The meeting was adjourned at 8:05 pm.

Respectfully submitted

MJ Mitchell, Secretary

