

WOODSIDE ASSOCIATION INC.  
Open Board Meeting  
February 23, 2010  
Amended

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

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

DISCLOSURE Topics discussed in Executive Session were Owner Discipline, Owner Payment Plans, Litigation, Personnel, and Contracts

PRESENTATION

Tyler Rohach, representative from Commercial Energy of California, a natural gas wholesaler, which sells to large consumers at a prospective or market-based lower cost based on projected elimination of distribution and storage costs. Projected savings as presented by Mr. Rohach were approximately \$13,000 annually based on usage.

OPEN DISCUSSION

633-2 Owner requests reimbursement for \$190 for plumbing expenses. MSC (Anderson/Bird) to reimburse the owner.

2225-3 Ivy was cut from her front wall without notice. Management said this was an accident and he apologizes as this was not a planned trimming. Ivy is not allowed on the building.

MINUTES

MSC (Anderson/Meyers) to accept Minutes of the January 26, 2010 meeting as presented.

MANAGEMENT REPORT

Management has been busy surveying the entire property in preparation for the Reserve Study and to project costs for the next fiscal budget. The Budget Committee will begin its meetings the first Wednesday in March and will continue weekly until finished. The budget will be presented to the Board at the April board meeting.

Our temporary on-call workers have completed the roof cleaning for all areas of Woodside. They will continue to remain on site to complete our annual pond cleaning and until the walkways, landings and sidewalks have been pressure cleaned.

Due to an injury Don Jackson (Maintenance Supervisor) has been out of commission for much of February. Arturo Prado has been filling in as supervisor during Don's absence and has done a great job in overseeing the Maintenance Department. Our maintenance crew has been short staffed due to employ turnover and management is in the final stages of filling these vacant positions.

Please feel free to contact the Woodside office with any needs or concerns that you might have.

We would like to remind the board to read the letters from homeowners in the 'Other' section of the board binder. Letters from unit owners 879-3 and 843-4 are included.

## **MAINTENANCE REPORT**

- Total Open Work Orders **145**
- Front /Shed Doors **4**
- Carport Repairs **2**
- Draining Issues/Water Leaks **12**
- Gate Repairs/Adjustments **6**
- Expansion Boards **1**
- Parking/ Bumpers **2**
- Sidewalks **1**
- Safety Lights **Sierra**
- Other Lighting Issues/Blackouts **4**
- Deck repairs **2**
- Electrical Issues **2**

## **SECURITY REPORT**

**For the month of January there were no Car Break-ins, Stolen Cars, Home Break-ins**

- Car Break-ins **0**
- Cited Cars **89**
- Denver Boots **5**
- Expired Registrations **9**
- Cars with no Current Parking Stickers **7**
- Speeding Cars **5**
- Stolen Cars **0**
- Cellular Calls **85**
- Maintenance Emergency **0**
- Noise Complaints **8**
- Suspicious Persons **20**
- Violations Written **20**

## **PRESIDENT'S REMARKS**

The Association is seeking members for the CC&R/By-Law Review Committee to examine our current documents for any changes. Sign-ups are being taken in the association office.

## **HUMAN RESOURCES COMMITTEE**

Woodside has been blessed with a very hard-working Human Resources Committee which developed a very successful HR handbook and established the Injury and Illness Guide and established the employee benefits package. Since the inception of the HR Committee, Woodside has joined the California Chamber of Commerce which provides impartial at arm's length human resources support. As this committee is now being disbanded, the board thanked the Human Resources Committee for their hard work and looks forward to working with these individuals on other Committees.

## **FINACIAL REPORT**

At the end of January, there was \$916,632 in cash Reserves. \$28,007 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 January 31st delinquent assessments totaled approximately \$127,280. Twenty-eight (28) units are currently in collections. Since 2007, 49 units have completed the foreclosure process, forcing a write-off of \$193,483.88 in delinquent dues, special assessments, and late fees.

The Budget Committee will begin weekly meetings in March in the Card Room; Treasurer John Rice will chair.

#### POND COMMITTEE

The planned trellises on both the North and South sides are underway. The project should be complete shortly as the weather clears.

#### ARCHITECTURAL COMMITTEE

The Architectural Committee has toured the carports at The Reserves on Data Drive and supports the concept of Metal Carports as a sustainable, long lasting alternative; fascia to be applied to front of carport.

#### LIGHTING COMMITTEE

The lighting committee is currently assessing the entire property and will report to the Board in March or possibly April.

#### TENNIS COURT COMMITTEE

Work is due to begin March 3<sup>rd</sup> on the repair/replacement of the front tennis courts. The court fence has been up-graded to black; the courts will be blue on a green ground (See the Swanson Park courts for a visual image).

#### LIENS

MSC (Bird/Rice) to move forward in the Foreclosure Process on the following properties:  
294-0230-001-0034                      294-0250-002-0015

#### RATIFICATION OF BANK SIGNATURES

MSWC (Anderson/Rice) to accept change of signatures to 2010 President and Vice President (President John Bird and Vice President Shirley Meyers).

#### REQUEST TO MOVE MARCH BOARD MEETING DATE

MSC (Bird/Anderson) to retain the 4<sup>th</sup> Tuesday as the meeting date as not all Board Members can meet on the 5<sup>th</sup> Tuesday as requested.

#### PIANO

The grand piano in the Old Woodside Clubhouse will cost approximately \$12,000 to repair. MSC (Anderson/Rice) to dispose of the grand piano by sale or gift.

OPPOSED Lapis, Mitchell, Atkinson

#### ADJOURN

The meeting was adjourned at 8:25pm

Respectfully submitted,

MJ Mitchell, Secretary