

# WOODSIDE ASSOCIATION INC

Board Meeting

March 23, 2010

**CALL** The meeting was called to order at 7:00 pm by President John Bird.

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

**DISCLOSURE** Discussion in Executive Session was Owner Discipline, Owner Payment Plans, Litigation, Personnel, and Contracts.

**MINUTES** Modify the Architectural Committee to reflect the comments of the Chair of the Committee: "...and supports the concept of Metal Carports as a sustainable, long lasting alternative; however, to be acceptable the Committee would require fascia to be applied to supports and around the roof line."

MSC (Bird/Lapis) to approve the minutes to include the modification to the Architectural Committee report; management will contact the Secretary when editing of the minutes is necessary.

**OPEN DISCUSSION** Nola Castle applauded Maintenance for the recent improvements to the appearance of structures at Woodside. She also suggested that the Clubhouse monument be refurbished.

## MANAGEMENT REPORT

Management has met with Jeff Mussel and Jeff Smith from PG&E concerning their plans for tree removal. There are currently over 30 trees that have been tagged for either removal or pruning. This year PG&E will not pay for stump grinding and has reduced the amount that they will pay Woodside to \$50.00 per tree. Stump grinding can cost upward of \$200.00 per stump. Management, the Tree Committee and PG&E will be meeting to discuss the best way to proceed. Just a reminder that the ultimate goal for PG&E is to have a maintenance free area under the power lines at Woodside.

As reported in the February Newsletter there are several projects that are nearing completion. The tennis courts are in the final stages of completion. The pool table in the Old Clubhouse has been repaired, recovered, and leveled. The Sierra Clubhouse bathroom remodel has been completed. The pond area continues to see improvement and we anticipate this process to be done in April.

We want to welcome two new maintenance workers. Todd Loop and Frank Wilcox bring more than 30 years of experience to our maintenance team. One of our new maintenance staff members is a licensed contractor and brings a wealth of knowledge to our team.

## MAINTENANCE REPORT

- Total Open Work Orders **136**
- Pedestrian Gate Repairs – Now All **Open Outward and are Self-Closing**
- Power Washed Walkways, Stairs, Landings – **All Old, Sierra, East**
- Draining Issues/Water Leaks/Gutter Repairs **13**
- Gate Repairs/Adjustments **4**
- Light Fixture Installations **2**
- Dry rot/Pest Inspection Repairs **3**
- Replaced Lights under the **East Pond Bridge**
- Refinish Old Clubhouse Doors **in Process**

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- Washing, Replacing Glass Globes and Painting Light Poles **in Process**
- Shed Repairs **7**
- Fence Repairs **1**
- Painting Project **1**

### SECURITY REPORT

**For the month of February there were no Stolen Cars or Home Break-ins**

- Car Break-ins **2**
- Cited Cars **80**
- Denver Boots **2**
- Expired Registrations **0**
- Cars with no Current Parking Stickers **8**
- Speeding Cars **6**
- Stolen Cars **0**
- Cellular Calls **67**
- Maintenance Emergency **0**
- Noise Complaints **4**
- Suspicious Persons **10**
- Violations Written **17**

### PRESIDENTS REMARKS

President John Bird represented Woodside in Small Claims Court today where two cases filed in 2009 were resolved in favor of Woodside in the amounts of \$5000 and \$4500. Woodside can file up to \$10,000 in Small Claims Court in 2010.

### FINANCIAL REPORT

Jon Rice, Treasurer, pointed out that over \$200,000 in delinquent accounts have forced write-offs in that amount since 2007. Twenty-five units are in collections now. In these situations there is limited financial recourse.

### ARCHITECTURAL COMMITTEE

The Committee recommends approval of:

1) 625-1 Kitchen remodel; permits, contractors licenses have been validated.

MSC (Bird/Rice) to approve.

2) Shed Roofs being replaced be pitched and finished in Sequoia composition to match existing buildings, and that siding be in stucco to match existing buildings.

MSC (Bird/Rice) to accept the recommendations for shed design.

### CONTRACTS

#### COMMERCIAL ENERGY

Management reports that the references provided by Commercial Energy checked out positively and that Attorney Brad Epstein has suggested adding a "Hold Harmless" clause and a clause to award reasonable attorney's fees to the prevailing party in case of enforcement disputes. Epstein also pointed out that resolution of disputes is by arbitrator rather than a jury trial per the contract.

MSC (Atkinson/Rice) to accept the CE contract at the Market Price if our attorney approves of the final contract.

Abstain: Mitchell who would like all board members present for the discussion and vote.

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METAL CARPORTS

Discussion: Other metal carports are available to see in the Natomas area and there are other options. Issues: the roof retains debris and reflects heat and light to second story buildings. Could other roof options/colors be available? Due to the nature of this major Architectural Change, the board requested this item be tabled for further discussion.

LIENS

MSC (Bird/Meyers) to place a lien on the following property:  
294-0250-001-0026

BIG SCREEN TV

Management proposes purchasing a big screen TV for the Clubhouse.

MSC (Rice/Meyers) to decline such a purchase at this time.

Discussion: Improvements for the Clubhouse are anticipated in the 2010-2011 budget and a TV might well be considered by a committee charged with Clubhouse Renovation.

POOLS

MSC (Lapis/Rice) to heat main pools April 1st.

URGENT RE-ROOFING

Building 617 Urgent need to replace this Cemwood roof which is cracking, causing leaks.

MSC (Rice/Atkinson) to accept All Seasons Roofing bid of \$18,938 to replace with Sequoia composition.

SPRING CLEANING DUMPSTERS

Management proposes placing dumpsters in each of the three sections to allow residents the opportunity to "Spring Clean."

Discussion: Energy and dollars need to be focused on long-standing, tangible items.

MSC (Bird/Rice) to reject the idea of additional dumpsters at this time. Sherman was commended for his creative ideas.

ADJOURN

The meeting was adjourned at 8:15 pm.

Respectfully submitted

MJ Mitchell  
Secretary