

WOODSIDE ASSOCIATION INC.
Open Board Meeting
November 24, 2009

CALL The meeting was called to order by President John Bird at 7:06 pm.

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

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

OPEN DISCUSSION

- 1) What has been done about the noise from the fraternity house? Management has contacted Sac State University and they are aware of the problem.
- 2) 867-1 Owner Manuel Pina requested reimbursement for a damaged kitchen floor as a result of a water leak. This is on tonight's agenda under new business.
- 3) General concern with Old Woodside paving- needs to be finished. Due to budgetary concerns, the finish work will be scheduled in the next fiscal budget.

MANAGEMENT REPORT

Woodside has had a rash of car break-ins in the last 30 days. Due to the downturn in the economy and the approaching holidays, we anticipate this type of problem to continue. Some of the key ways residents can help keep their cars safe is to install a security system in their vehicle. Also nothing should be stored in the car that may tempt thieves to break-in. Portable GPS systems should not be kept in cars. One was stolen out of a car, then replaced by the owner and stolen again! GPS is one of the most highly reported stolen items from vehicles. Management has emphasized Security concentration in the Sierra area and is putting together a Lighting Committee to survey the property at night for additional lighting. We are currently seeking volunteers for this valuable committee.

Management has been working on a sewer line maintenance program. All sewer main lines and laterals have now been mapped. We are still in the process of locating all manholes on the property. We have discovered that several have been covered over by landscaping, paving and even sidewalks. These manholes are currently being raised. The objective is to begin a regular preventive maintenance program. Many years of tree root intrusion clog the lines and eventually causes them to break down. We would like to eliminate sewage backups into the units altogether by installing mission "flapper" cleanout caps which force the sewage out the manholes instead of into the individuals unit. Regular maintenance on the sewer lines should greatly reduce the costly expense of "pipe lining" and also expenses related to homeowner flooring replacements. This process will also help prevent unwanted sewage exposure. More information is to follow at the January monthly board meeting.

MAINTENANCE UPDATE

- Total Open Work Orders 134
- Door Repairs 3 (2236-4, 2258-5, 2266-6)
- Painting (600-4, 2270-7, 645-3, 658-3, 609-5, parking 439, 722, 841)
- Fence Repairs 4 (776-1, 2236-4, 802-5, 658-3)
- Drains 5 (706, 786, 653, 649, 843)

- Dry rot repairs 5 (645-3, 609-5, 2236-4, 600-4, 841)
- Concrete 6 (Garbage 9, 863, 776, 874, 706, 802)
- Tree Limbs (644, 802, 613, 705)
- Decks (841)
- Landings (863/865, 2270)

SECURITY UPDATE

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

- Car Break-ins 4 (Sierra)
- Cited Cars 75
- Denver Boots 4
- Expired Registrations 11
- Cars with no Current Parking Stickers 10
- Speeding Cars 9
- Stolen Cars 1 (Sierra)
- Cellular Calls 82
- Maintenance Emergency 1
- Noise Complaints 10
- Suspicious Persons 19
- Violations Written 18

PRESIDENT'S REMARKS

John Bird discussed the purchase and location of a new pump that will be used to alleviate flooding in the area along Northrop at the North entrance. John emphasized that Owners need to keep their insurance up to date and to be sure to include provision to cover the \$10,000 deductible for the structure. Woodside does not have the manpower or time to provide individual sandbags for residents or for general sanding bagging the common area. Homeowners may want to prepare by sandbagging along doorways and along the sides of buildings to divert waters into the street or parking lots to prevent run-over flooding from local pooling of water.

FINANCIAL REPORT

At the end of October, there was approximately \$824,021 in cash Reserves. \$95, 211 (mostly due to paving expenditures) 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 repayment is scheduled to be complete by fiscal year end June 30, 2009.

At October 31st delinquent assessments totaled approximately \$152,702. Thirty-four (34) units are currently in collections. Since 2007, 39 units have completed the foreclosure process, forcing a write-off of \$134,974 in delinquent dues, special assessments, and late fees.

Delinquencies total approximately \$153,000 with thirty-four units in collections. Since 2007 thirty-nine units have completed foreclosure, forcing a write off of approximately \$135,000.

COMMITTEE REPORTS

TENNIS COURT COMMITTEE

Sherman reported that this committee has not met but will do so soon and will report in January.

LIEN ON PROPERTIES

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

294-0250-002-0002
294-0250-001-0018
294-0230-003-0043
294-0230-003-0025

ADDITIONAL LEASED PARKING SPACES

The board agreed to convert two covered guest parking places to leased parking. A drawing was held for the two newly available leased/covered parking spaces in Old Woodside:

#211-----Kellie Melby
212-----Debra Chernow

Lyn Efken (alternate)
Lyn Efken (alternate)

REQUEST FOR REIMBURSEMENT

867-1 Request to replace water damaged flooring in kitchen. The damage occurred before the current owner closed on the property. The leak is attributed to a pipe designated to this particular unit. MSC (Anderson/Bird) to deny.

617-1 Request to replace water damaged flooring in kitchen that occurred during the 1990s. MSC (Anderson/Bird) to deny due to the statute of limitations had expired.

IRRIGATION UPGRADE (EAST)

There are monies left in the 'Wish List' budget. MSC (Bird/Youssefi) to continue with the irrigation upgrade into Woodside East at a cost of \$25,000.

CHANGES TO BYLAWS/CC&RS

Tabled until the January board meeting.

ADJOURNMENT

The meeting was adjourned at 8:40pm.

Respectfully submitted

MJ Mitchell, Secretary