

WOODSIDE ASSOCIATION INC
Open Board Meeting
November 23, 2010

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

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

MINUTES The minutes were approved as amended to reflect that the issue of size of dogs residing or visiting the premises is to be referred to the CC&R committee which will determine the interest of Homeowners and viability of placing any changes to the CC&Rs regarding the size and/or weight limitations before the Homeowners for a vote. Consensus: Until the issue is visited by the CC&R committee (and any subsequent Homeowner vote if need be) current restrictions remain in place and any over-sized dogs must be registered at the office; no new over-sized dogs will be permitted residency as of October 23, 2010.

DISCLOSURE Discussed in Executive Session: Owner Discipline, Litigation, Owner Payment Plans, Personnel, Contracts.

OPEN DISCUSSION 1) Homeowner asked that the Minutes of the October Board Meeting be clarified (see Minutes above).

MANAGEMENT REPORT

This has been a very productive month for Woodside. The Sierra pool and Satellite pool #6 have both been resurfaced and are up and running. The fence around the East pool has been rebuilt to the county's specifications and we anticipate the fence at Satellite pool #6 to be completed this coming month.

Issues with uneven sidewalks and expansion boards along with storm drains and water run off have long been in need of attention. We are actively identifying and addressing these problems areas and are keeping our concrete contractor very busy. Please be mindful of the many construction areas and try to avoid them when possible.

We continue to look at ways to reduce the amount of time between service calls and work order completion. This month there have been some changes that have proven to be very effective and we have reduced our work order backlog by more than 50%. We will continue to refine this process, striving to reach our goal of having no more than a 30 day turn-around time on all work orders.

Since it is the season of thanksgiving, Capital Property Management would like to express our thanks to the board and community for your understanding and patience. Woodside is in a state of transition and much needed change. We feel these changes are necessary to insure the well being of not only our current community but also the future communities of Woodside. Thank you Woodside Board and Woodside Community for allowing us to shoulder these changes with you and for sharing our vision of making the wonderful world of Woodside a better place to live.

MAINTENANCE HIGHLIGHTS

- Total Open Work Orders 47 (Record low!)
- Total Open Service Requests 119
- Fence Replacement 45 ft
- Fence Repairs 3
- Shed Repairs 1
- Carport Replacements 1
- Carport Repairs 1 ○ Boiler Issues
- Balcony Replacements 3
- Major Stucco Repairs 1 ○ Emergency Pipe Breaks 4
- Sheetrock Repairs from water damage 2
- Concrete Removed and poured 23 cu yards
- Building Inspections to determine scope of work 15
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SECURITY

For October (Oct 15 to Nov 15) No Home Break-ins, Stolen Cars, or Vandalism

- Car Break-ins 3 (1 East, 2 Sierra)
- Cited Cars 136
- Denver Boots 4
- Expired Registrations 13
- Cars with no Current Parking Stickers 20
- Disturbances 13
- Cellular Calls 128
- Maintenance Emergency 9
- Noise Complaints 16
- Suspicious Persons 15
- Violations Written 17

PRESIDENTS REMARKS

President John Bird provided copies an article, "Amending Governing Documents" available at the meeting. Also were copies of the Sacramento Bee article "Community Associations Struggle".

FINANCIAL REPORT

Treasurer Jon Rice reported that reserves remain strong with 92% of the Special Reserve Assessment (due August and September) have been paid. However, 60 homes have completed foreclosure since 2007 leaving a financial loss of \$236,680 to the association.

ARCHITECTURAL COMMITTEE

Allison Hertz was appointed to fill the vacancy on the Board-appointed Architectural Committee. Discussion of carport design: 1) roof slant to facilitate water run-off. 2) use of metal up-right posts with wood trim for car port supports to forestall frequent

replacement of current wooden posts; 3) suggested use of metal doors for sheds to alleviate the frequent replacement required due to dry rot. Architectural and engineering plans have been proposed for these issues but need Architectural Committee approval before implementation.

LIEN OF INDIVIDUAL PROPERTIES

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

294-0230-001-0051

294-0220-001-0032

294-0250-001-0028

294-0230-001-0011

CONTRACTS

MSC (Bird/Anderson) to accept a bid from All Seasons roofing for \$5,163.

OPERATING BUDGET AND RESERVES ALIGNMENT

MSC (Bird/Rice) to direct management to make the transfer from Operating funds to Reserve funds to better reflect the needs of the Association in terms of repair and restoration of the property.

MSC (Rice/Anderson) to move \$200,000 from Operating to Reserves in equal installments per month to support reserves projects.

HOMEOWNER SUPPORT

Laurie Thrash, homeowner, spoke in support of Management, Maintenance, and the Maintenance Supervisor in the quality and scope of work performed.

ADJOURN

The meeting was adjourned at 7:55 PM.

Respectfully submitted

MJ Mitchell, Secretary