

WOODSIDE ASSOCIATION INC

Open Board Meeting

April 28, 2009

- CALL The meeting was called to order by Vice President Allen Anderson in the absence of President John Bird.
- PRESENT John Atkinson, Cyrus Youssefi, Allen Anderson, MJ Mitchell, John Gomez. Cindy Wickliffe and Sherman Britton represented management.
- DISCLOSURE Discussed in Executive Session were Litigation, Owner Discipline, Owner Payment Plans.
- MINUTES MSC (Atkinson/Gomez) to accept minutes of the March board meeting as presented.

OPEN FLOOR DISCUSSION

Q: Polly Kleinberg presented her concerns for lack of hot water to her unit early in the morning.

A: Anderson stated he anticipated the installation of additional circulating pumps in East which should improve the situation. Cindy will follow up with Polly.

Q: Dorothy Wooldridge questioned the Board's decision to limit evergreen trees.

A: Anderson indicated that the decision applied to large trees that presented dangers such as falling onto buildings, uplifting building foundations.

Q: Frank O'Connor asked about installing light sensors in the laundry rooms.

A: Management expressed concerns about female residents entering dark laundry rooms. Other homeowners expressed concerns that the sensors do not always work, come on slowly or not at all.

OWNER REQUESTS

BARBEQUE MSC (Youssefi/Gomez) to deny an owner request to move her personal barbeque into the common area/parking area which is prohibited by Rules and Regulations. Woodside has budgeted for barbeque areas for resident use in the new fiscal year.

FENCING Vice President Anderson announced that board members voted in Executive Session to require the fencing at 2254-6 to be restored to its original position. The homeowner was asked to provide addresses of other homeowners who she was aware that had also relocated their fencing. Homeowner stated that she could provide those addresses.

GUEST PRESENTATION

Sacramento Suburban Water District, California Toilet Replacement Inc and Wagner Plumbing made a joint presentation in water usage reduction and efficiency through the provision of high efficiency toilets (HET) at no individual cost to the homeowners. The association would have to provide dumpsters for the old toilets. This is voluntary program for homeowners. Toilets older than 1994 are eligible for replacement. Homeowners must sign up with the office to participate. The board voted to offer the program to the homeowners.

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MANAGEMENT REPORT

Remodeling of Guest Suite #1 is underway and should be completed shortly. Per resident request, the board is being asked to consider having the suite available for an open house on May 30th from noon to 1:00 pm. The Budget Committee is recommending to the board that the rent be raised from \$60 to between \$70-\$75 on the remodeled unit only.

The low-flow shower kits are still available in the office for residents to pick up free-of-charge. Of the 700 donated kits around 30 have been distributed.

The board was asked to consider a new layout of the monthly newsletter and to change the mode of distribution. The changes will result in about \$5,000 annual savings to the homeowners. A sample newsletter was available at the meeting.

Management noted a letter from the resident in unit 653-3. She is requesting permission to roll her BBQ out into the common area as current fire code now restricts open-flame devices to single or duplex style buildings.

MAINTENANCE

- Total Open Work Orders **76**
- Carport Replacement **1 (716)**
- Landing Repairs continue on **4 (887, 886, 722, 724)**
- Fence and Gate Repairs **10 (843-2, 891-2, 661-2, 633, 734-8, 2224-3, 2254-2, 863-3, Old Clubhouse, Ped Gate)**
- Drains **6 (898-4, 628-1, 2208-5, 2236-3, 2258-1, 2229-3)**
- Expansion Boards Replaced **5 (Sat Pool #4, 2236-3, 861-1, 871, Old Clubhouse)**
- Painting Projects **4 (708-2, 621-8, 2202-3, 841/843)**
- Siding **3 (621-8, 601-2, 2224-3)**

SECURITY

There were no Tows, Home Break-ins, Acts of Vandalism

- Car Break-ins **3 (east)**
- Stolen Cars **2 (east)**
- Cited Cars **97**
- Denver Boots **9**
- Expired Registrations **8**
- Cars with no Current Parking Stickers **8**
- Speeding Cars **10**
- Cellular Calls **89**
- Noise Complaints **10**
- Suspicious Persons **16**
- Violations Written **63**

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FINANCIAL REPORT

General Financial Position

At the end of March, there was approximately \$513,046 in cash Reserves. \$73,137 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$24,351 per month.

Delinquencies

At March 31st delinquent assessments totaled approximately \$132,598.

Forty one (41) units are currently in collections.

Since 2007, 30 units have completed the foreclosure process, forcing a write-off of \$111,307 in delinquent dues, special assessments, and late fees.

TREASURER'S REPORT

Treasurer Cyrus Youssefi reported that \$51,000 was spent on Sewer Lines. He recommended that management present a list of emergency projects and associated costs that would possibly require funds beyond the \$500,000 reserve budget.

BUDGET 2009—2010

The Budget Committee has completed its proposed budget for the coming fiscal year.

*The committee recommends reducing overtime costs for Security by \$15,000 by eliminating the Overtime Pay for the 30-minute lunch break, thus Security would be off-duty for that time.

*Over \$500,000 is now in reserves and if savings continue the Association will reach its Reserves Goal in June, 2011.

*An Average of 3% Dues decrease is proposed.

*\$150,000 be allocated to increase the enjoyment of Residents including improvements to the Tennis Courts; Irrigation water savings trial in Sierra; Circulating pumps in East; adding barbeque areas; added lighting; remodeling of guest suite #2.

MSC (Atkinson/Gomez) to adopt the Budget for 2009—2010 as presented.

MSC (Youssefi/Gomez) to transfer \$257,000 to reserves.

TREE COMMITTEE

Dorothy Wooldridge reported that the Tree Committee and Landscape Committee have agreed to planting two weeping cherry and two flowering plums for the pond area using the PG&E gift card. Landscape and Tree Committees were encouraged to work together on a final plan for the pond area. The Tree Committee's drawing is to be copied and given to Landscape Committee members.

ARCHITECTURAL

879-3 requests permission to 1) install Bosch washer/dryer at end of small bedroom closet and open into the hallway and 2) remove part of kitchen/living room wall to accommodate a kitchen counter. None are common or weight-bearing walls. Architectural Committee recommends approval. MSC (Youssefi/Mitchell) to approve application as presented.

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843-16 requests permission to remove XOX configured window and install one large fixed (picture) window. Architectural recommends denial. MSC (Youssefi/Gomez) to deny architectural application as this does not meet the specifications of the Window Replacement Policy.

MSC (Anderson/Youssefi) to spend approximately \$1300 to purchase three tables tops for the pool area.

LANDSCAPE

Satomi Anderson reported that Landscape is awaiting completion of work on two courtyards.

SAFETY & ENVIRONMENTAL

Frank O'Connor reported that the Quadrant Security approach is now happening with success. GPS System is being used and regular Incident Reports are being made.

SMUD/Solar Light has offered free CFL fixtures and bulbs. Frank will follow up.

MSC (Anderson/Mitchell) to approve distribution of an Energy Conservation Survey in the monthly newsletter.

MANHOLE COVER

MSC (Anderson/Gomez) to spend \$1400 to raise the manhole cover to grade level in the landscape strip near building 2262.

LAP POOL HEATER

MSC (Anderson/Gomez) to expend \$2633 to replace the lap pool heater in Old Woodside.

NEWSLETTER CHANGE

Management/Budget Committee proposed to change the format and distribution of the monthly newsletter to facilitate an annual savings of \$5000, to promote 'greening', and to save wear and tear on the copier.

MSC (Youssefi/Gomez) to accept the new newsletter format on a three month trial basis.

IRRIGATION PROPOSAL FOR SIERRA

Tabled until May meeting.

OPEN HOUSE FOR GUEST SUITE REMODEL

Residents may tour the newly remodeled guest suite #1 Saturday, May 30th from 12:00 to 1:00. Security personnel to hold the suite open for preview.

ADJOURNMENT

The meeting was adjourned at 9:25pm.

Respectfully submitted

MJ Mitchell, Secretary