

WOODSIDE ASSOCIATION INC

Board Meeting

June 23, 2009

- CALL The meeting was called to order by President John Bird at 7:02 pm
- PRESENT John Bird, Cyrus Youssefi, Allen Anderson, MJ Mitchell, Nick Lapis, John Atkinson, Shirley Meyers. Sherman Britton represented management.
- DISCLOSURE Discussed in Executive Session were Litigation, Payment Plans, Owner Discipline.
- GUESTS Kyle Cummings, REP/Cor representative a manufacturer of tankless water heating systems. REP/Cor proposes to do a short loop with all units using a tankless system. Management will work with Rep/Cor maintenance, SMUD to formulate a cost for test project.
- RESIGNATION The Board regretfully accepted the resignation of John Gomez.
- APPOINTMENT MSC (Anderson/Bird) to appoint Shirley Meyers to fill the unexpired term of John Gomez through January 2011.

MANAGEMENT REPORT

The low-flow shower kits remain available in the office for residents to pick up free-of-charge. Of the 700 donated kits 100 have been distributed.

The 'Free Toilet Program' installation continues. Two areas of concern have been raised so far. Most of the owners who scheduled appointments for the program did not qualify because their toilets were not old enough. The other issue was that in some bathrooms the vanity counter extended behind the toilet making the newer, taller toilets impossible to install. During the first week of installation of the 57 toilets that were scheduled for replacement and only 17 were actually replaced.

The revised Rules and Regulations are complete and have been reviewed by Woodside counsel. Relatively minor changes were recommended by the attorney. The board is being asked this evening to approve the revised Rules and Regulations. The next step would be to distribute them to all residents and owners to allow for 30 days to receive comments, questions or suggestions. The board would then ratify the adoption at the August meeting.

The Hot Water Pipe break in East, along Gate #3, cost the association approximately \$18,000. As the maintenance department did much of the work themselves, many work orders were not able to be addressed.

Management continues to gather information regarding the trial irrigation project on the property. The types of valves and sprinkler head sizes are currently being evaluated as more efficient types are now available. Some of the sprinkler heads on the property are over 20 years old.

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Due to a family tragedy and vacation schedules, Woodside will not have security coverage during the daytime as the security supervisor will adjust his schedule to cover the vacancies for the next three weeks.

MAINTENANCE

- Total Open Work Orders **122**
- Landing Repairs **4 (2274, 867, 876, 2217)**
- Fence and Gate Repairs **4 (892-7, 871-1, 871-1, 776-2)**
- Deck Repairs **1 (613-4)**
- Expansion Boards Replaced **17**
- Shed Roof Repairs **1 (2217-3)**
- Pond Pump Repairs **3**
- Fire Dept Repairs

SECURITY

For the month of May there were no Tows, Stolen Cars, Home Break-ins, Acts of Vandalism

- Car Break-ins **4 (2 East, 2 Sierra)**
- Cited Cars **74**
- Denver Boots **8**
- Expired Registrations **9**
- Cars with no Current Parking Stickers **13**
- Speeding Cars **6**
- Cellular Calls **88**
- Noise Complaints **8**
- Suspicious Persons **15**
- Violations Written **26**

PRESIDENT'S REMARKS Water issues remain the top priority at Woodside. Irrigation issues are being addressed as evidenced by the new watering schedule for the three sections of the property. John will work with reducing run-off with improved sprinkler heads. We are working to designate a hot water loop as a trial for a tankless system.

FINANCIAL REPORT

At the end of May, there was approximately \$706,302 in cash Reserves. \$23,748 was spent on Reserves during the month. Management continues the repayment to the Reserve borrowing in the amount of \$24,351 per month. This month as an operating CD matured, another \$107,000 was transferred to reserve borrowing. At May 31st delinquent assessments totaled approximately \$148,794. Forty (40) units are currently in collections. Since 2007, 32 units have completed the foreclosure process, forcing a write-off of \$115,173 in delinquent dues, special assessments, and late fees.

LANDSCAPE COMMITTEE MSC (Youssefi/Bird) to authorize allocation of \$15,000 as proposed by Landscape Committee for this round of projects; \$6000 to come from the 2008-2009 Budget and \$9000 from the 2009-2010 Budget.

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MSC (Anderson/Lapis) to restore the fence to 2266-2258 and remove \$1108 from the Landscape Proposal to landscape that area. Mitchell abstained from voting as she lives in this area.

ARCHITECTURAL COMMITTEE MSC (Anderson/Atkinson) to approve homeowner installation of a walk-in bathtub at 843-14 in place of her existing standard bathtub.

SAFETY & ENVIRONMENT COMMITTEE Recommends 1) increasing bicycle patrol 4pm to 6am. 2) increase publicity to residents via Newsletters and Flyers. 3) employ outside patrol agency to supplement Woodside security. 4) analyze security incidents and adjust patrol services to match. 5) repair and replace perimeter gate locks as many are rusted. 6) hire security consultant to construct a plan for improved supervision of security services.

MSC (Bird/Meyers) to authorize spending up to \$1500 for a Security Consultant. FAILED

For none Oppose all

The Treasurer questioned the expenditure at this time of tight finances coupled with the two recent reports made by the Sheriff for security purposes at Woodside. Discussion of vehicle entrance gate cameras.

SECURITY DUTY-FREE LUNCH MSC (Anderson/Atkinson) to terminate the working lunch requirement for security personnel.

RULES AND REGULATIONS Will be delivered or mailed to Homeowners and will be voted on at least 30 days after receipt. Bring any questions/concerns to the office in writing or to the next board meeting for discussion. Lapis: Requests clarification of the BBQ requirement (CA FIRE CODE) no open flame. Propane tank under 1# allowed (camping size).

MSC (Bird/Anderson) to accept Rules & Regulations for Resident Comment Period.

SMALL CLAIMS ACTION for Foreclosed Accounts Legal process fee \$900 per account.

RESOLUTIONS TO BE RATIFIED MSC (Bird/Anderson) to ratify resolution to pay for asphalt repair at Gate 3 (Northrop) resulting from hot water pipe break.

MSC (Bird/Anderson) to ratify resolution to replace pond pump.

LOSS OF RENT REQUEST MSC (Anderson/Bird) to deny request for rent lost due to hot water pipe break.

LIENS The following properties will have liens placed:

294-0230-003-0022

294-0230-001-0051

294-0250-002-0005

ADJOURNMENT at 9:00pm

Respectfully submitted

MJ Mitchell, Secretary

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