

WOODSIDE ASSOCIATION INC
OPEN BOARD MEETING
June 28, 2011

CALL The meeting was called to order by President John Bird at 7:10 pm.

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

MINUTES MSC (Bird/Anderson) The minutes were approved as presented.

DISCLOSURE Discussed Executive Session: Owner Discipline, Legal, Contracts, Personnel.

MANAGEMENT REPORT

This has been a month filled with special projects and continued maintenance. Projects have included the sealing of the parking lots in Old, (It should be noted that the patience of the community was greatly appreciated when we were forced to keep the parking lots closed one additional night.) the spraying for weeds on the entire campus, landscaping in the courtyard at 730/734, drainage issues at multiple locations along with others smaller projects.

This month we will be spraying the dog park to control the weed growth. In order for us to keep the dogs safe we will need to close the park for two days. We will post notices to inform those that use the park of the scheduled dates and times.

This month we had another large hot water pipe break in East. This always brings conversations back around to finding a resolution to the hot water saga. There are a few new ideas that have surfaced in recent days that deserve investigating. Management will continue to probe for a viable solution. We may be close.

For many years security has been a hot topic here at Woodside. With a new rash of vandalism and car break-ins management and the board is looking into ways to halt or deter future crimes from occurring on the property. As witnessed by our local law enforcement agencies, staying a head of the criminal mind is an on going problem. We have invited Allied Barton (our security company) to offer a seminar to our community that would address proactive ways to deter or prevent theft an invasion in our community.

The end of this month also marks the end of our fiscal year. Many of you have verbally mentioned or at least mentally noted that there has been a tremendous amount of work accomplished over the last twelve months. Because of the vision of management, the support of the board and the knowledge of our maintenance supervisor we have been able to achieve an overwhelming amount of work. Some have reported that they have never witnessed so much work being performed at one time in the history of Woodside. True or not, it is safe to say that this has been a monumental year in life of Woodside and although we are not blind to the mountain of work that still needs to be accomplished we can say that we are well on our way to making the wonderful world of Woodside a better place to live.

MAINTENANCE HIGHLIGHTS (May To June 22)

- Total Open Work Orders – 162 Total Open Service Requests - 68
- Roof Repairs - 1
- Landing Repairs - 3
- Concrete Repairs - 1
- Shed Repairs - 1
- Plumbing & Electrical Repairs - 6
- Gate Door Replacements/Repairs - 6
- Sheetrock Repairs From Roof Leaks - 9
- New Drains Installed - 2

WOODSIDE ASSOCIATION INC

OPEN BOARD MEETING

June 28, 2011

- Balconies Replaced - 4
- Bldg Inspections to Determine Scope of Work – 30
- Fence Repairs – 30' perimeter
- Painting Projects – 2
- Misc. Repairs – 11
- Pipe Break Repairs – 44'

SECURITY There were no stolen cars or home break-ins

- Car Break-ins – 5 (1 Old, 4 Sierra)
- Cited Cars - 68
- Denver Boots - 2
- Expired Registrations - 10
- Cars with no Current Parking Stickers - 2
- Cellular Calls - 77
- Disturbances - 7
- Maintenance Emergencies - 4
- Noise Complaints - 3
- Suspicious Persons - 10
- Vandalism - 3
- Violations Written – 33

PRESIDENTS REMARKS

John Bird provided copies of an article, “Debunking some Myths Surrounding Collections”

FINANCIAL REPORT

At the end of May there was **\$1,009,408** in cash Reserves. \$70,451 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment due August 1, 2010, \$150,060 or 96% has been collected. Since switching to a third party provider for natural gas, the association has saved more than **\$23,100**. At May 31, delinquent assessments over 30 days late totaled approximately \$120,719. The Association did not collect \$19,590 in the month of May. Thirty Six (36) units are currently in collections. Since 2007, 73 units have completed the foreclosure process, forcing a write-off of \$271,769 in delinquent dues, special assessments, and late fees. The financial reports were accepted as presented.

COMMITTEE REPORTS

TREE COMMITTEE

MSC (Bird/Lapis) to remove the tree next to the swimming pool in Old Woodside due to branches falling and the tree is dying.

SOCIAL COMMITTEE

Laurie Thrash, Social Committee Chair announced the annual 4th of July BBQ. Changed from potluck to \$5.00 charge per person. Volunteer party to be held on July 9th in the Old Woodside Clubhouse from 5:30 pm to 7:30 pm.

ARCHITECTURAL COMMITTEE

MSC (Bird/Anderson) to approve exterior light fixtures for 2252.
Nola Castle to continue as chair until someone else steps up.

CC&R'S AND BYLAWS COMMITTEE

Maggie Hart volunteered to Chair the committee.

WOODSIDE ASSOCIATION INC
OPEN BOARD MEETING
June 28, 2011

RULES & REGULATIONS COMMITTEE

MSC (Bird/Anderson) to adopt the Resident Compliance Agreement:

Resident Compliance Agreement

Every owner is required to provide a copy of the Rules to a new purchaser or tenant. All new owners and renters will be required to sign this document stating they have received a copy of the "Rules and Regulations." It is the responsibility of the owners/renter to know and adhere to all parts of the Governing Documents of the Woodside Association.

The Rules and Regulations contain the Rules that make living in Woodside pleasant and safe. The Rules are explained in detail so that you can abide by the Governing Documents.

As a homeowner or resident in Woodside, we have responsibilities. The Association also has responsibilities. The responsibilities for each are laid out in the Rules and Regulations.

The Rules and Regulations are available on the community website at www.woodsidehoa.com or they may be obtained from the office.

Most frequently violated Rules:

1. **Trucks/Motorcycles** – No trucks belonging to a resident or guest are allowed on the property. Motorcycles may not be parked on the property at any time.
(Trucks Sec 28.4.2 pg 14 Motorcycles Sec 28.4.5 pg 15)
2. **Pets** – No animal larger than 25 lbs and 18 inches tall is allowed on the premises. Cleaning up after your pet is mandatory.
(Sec 31, pg 18 & 19)
3. **Cable/Satellite Dishes** – Cable- Woodside originally equipped each unit with access to cable. Any further holes needed for cable must be performed by Woodside maintenance. Satellite dishes must be free standing only, and may not be installed on roofs.
(Cable Sec 7 pg 5-6, Satellite Dish Sec 39 pg. 23)
4. **BBQ** – Not allowed: open flame devices that use charcoal, propane or gas
(Sec 1 pg 5) Allowed: Electric only.
5. **Pool Rules** – No smoking, no glass or other breakable material, no food, or flotation devices. No street clothes permitted in the pools or spas.
(Sec 32 pg 19 & 20)
6. **Garbage** – No food, garbage, or trash is to be left outside the unit.
(Sec 14.2.7 pg 9)
7. **Landscaping** – no ivy on buildings. Owner responsible to remove.
(Sec 23 pg 12)
8. **Speeding** – 15 mph on the property.
(Sec 28.7 pg 16)
9. **Noise** – Quiet Hours are from 10:00 pm to 6:00 am.
(Sec 33 pg 20)

I have read the above document and have received a copy of the Rules and Regulations.

Signature

Date

Unit

WOODSIDE ASSOCIATION INC
OPEN BOARD MEETING
June 28, 2011

MSC (Bird/Anderson) to accept the following Rules changes pending 30 day review by membership:

29. PATIOS, DECKS, AND STORAGE SHEDS

Add article 29.2.5 A maximum of two potted plants may be placed outside the front door/patio. They must be solid color containers (natural, brown, burgundy, beige, green, navy/dark blue, rust, eggplant, black or white).

44. TENNIS COURTS

Add article 44.6.C While individuals are playing and both courts are in use, the court used for lessons shall limit the number of tennis balls in play to four.

28. PARKING

Replace article 28.2.2 Owners of vehicles parked four or more nights during the week will be asked to register with the office and will be required to display the appropriate sticker, silver or bronze.

To be replaced with

28.2.2 Visitor vehicles are only allowed on property for three consecutive 24 our periods within seven days.

Add to article 28.2.3 Owners of vehicles parked four or more nights during the week will be asked to register with the office as a resident. They will be required to display the appropriate sticker, silver or bronze. Note: as only 2 vehicles per unit may be parked on the property, a parking sticker will not be issued and the additional vehicle must be parked off the property. Woodside personnel shall place the stickers in the vehicle windows on behalf of the vehicle owners. Deeded spaces must be occupied from 11:00 PM to 5:00 AM. The exception to parking in deeded spaces listed above is that a resident may park temporarily in a green space for loading or unloading purposes. Residents parked in a green space who will be out of town for more than five days should notify the office of their absence to avoid ticketing or possible towing.

14. COMMON AREA USE

Add to article 14.3.2 No throwing or sweeping of anything onto the grounds or into the pond or pools is permitted.

Add article 14.3.5 No bicycle riding on the grass.

17. DOORS

Change to article 17.1 Door knockers are not allowed as they create a noise nuisance for neighbors. Lock sets must consist only of dead bolts and door knobs and must be antique bronze/bronze in color. Replacement of front doors is the responsibility of the owner. The association is responsible for painting the front doors. Please contact the office for information on ordering these customize doors.

49. WINDOWS

Add article 49.5 Regular window screens must be fitted to the window and one screen may not cover multiple windows. Approved screens are black mesh with dark bronze aluminum frame.

WOODSIDE ASSOCIATION INC
OPEN BOARD MEETING
June 28, 2011

CLUBHOUSE REMODEL

Info Only Committee continues to develop plans.

OLD BUSINESS

3334 SIDEWALK CONFIGURATION –MAGNOLIA TREES

MSC (Bird/Anderson) to approve another arborist looking at the trees and rendering a second opinion.

THIRD PARTY GAS PROVIDER – COMMERCIAL ENERGY

MSC (Anderson/Lapis) to approve the renewal of the Commercial Energy contract.

NEW BUSINESS

BUILDING 2252

The owner of 2252, Brian Van Camp addressed the board in regards to the letter he received asking him to reimburse the association for 50% of the cost of his new garage roof.

MSC (Bird/Anderson) to withdraw the letter sent to Mr. Van Camp.

MSC (Rice/Meyers) board to review the possibility of separating buildings 2254 and 2252.

NEW PAVING OF OLD WOODSIDE LANE

Cost of replacement was presented. Information only.

FENCE HEIGHT INCREASE – CHURCH FENCELINE – CAMPUS SECURITY

MSC(Rice/Anderson) to authorize Allied Barton to hire an additional security guard for the night time hours to patrol the Sierra fence line. Exact hours to be determined by Allied Barton. Authorization is for 90 days. Additional guard to provide detailed report.

BUILDING 661 – SCOPE OF WORK

MSC (Bird/Lapis) to approve Operation Renovation beginning with building 661 and 2237.

SPEEDING – SPEED BUMPS – SPEED LIMITS – SAFE CONDITIONS

MSC (Bird/Meyers) to authorize management to investigate the cost of new speed bumps on Woodside Lane.

OVERSIZE DOGS – RESUME ENFORCEMENT

MSC (Bird/Anderson) to resume enforcement of rule regarding the size of dogs. Opposed Lapis.

A FRAME SIGNS – “LAP POOL ONLY” – EVENT ADVERTISEMENT

MSC (Anderson/Meyers) to authorize management to purchase seven A-Frame signs including one to be used for “Lap Pool Only”.

WOODSIDE ASSOCIATION INC
OPEN BOARD MEETING
June 28, 2011

NON-EMPLOYEE GOLF CART USAGE

MSC (Bird/Anderson) to authorize non-employees/vendor employees to use golf carts on the property.

UNIT ACCOUNT WRITE-OFFS

MSC (Bird/Anderson) to write-off five delinquent accounts that total approximately \$12,573 as they have completed the foreclosure process or have filed bankruptcy.

LIEN OF INDIVIDUAL PROPERTIES

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

294-0250-002-0021

294-0230-001-0011

ADJOURN

MSC (Anderson/Bird) to adjourn the meeting.

Lyn Efken, Secretary