

WOODSIDE ASSOCIATION INC
Open Board Meeting
October 26, 2010

CALL The meeting was called to order at 6:00 pm by President John Bird.

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

DISCLOSURE Discussed in 10/26/10 Executive Session were Owner Discipline, Owner Payment
Plans, Personnel, Litigation, Contracts. Discussed in 10/06/10 Special Executive Session were Legal,
Owner Discipline, Personnel, Contracts. Discussed in 10/20/10 Special Executive Session were Legal,
Contracts

MINUTES MSC (Anderson/Rice) to accept the Minutes of the September Board meeting as
presented.

OPEN DISCUSSION

- 1) Why is the \$500 Security Check accompanying architectural change requests now being deposited into Woodside accounts rather than being held in the Office? Residents have been neglecting to notify the Office when an Inspection of the Completed Project is due; this remedied the situation.
- 2) Homeowner with an over-sized dog disputes the CC&R restriction on dogs over 20-25pounds or 10-12 inches at the shoulder.

Management and the Board must up-hold the CC&R's. The CC&R's were adopted at the time of incorporation of Woodside Association, have been updated several times, and are reviewed by a Volunteer Owner Committee to determine the interest and viability of CC&R changes to be put before the Homeowners at the Annual Meeting and Election. Homeowners are aware of the rules and need to abide by these Rules so that we all may live with safety and sense of quiet in a large, high-density community.

INSURANCE

George Hullin, Willis Insurance, Woodside insurance broker, presented the 2010-2011 proposal for the Master Liability Insurance Policy. Two bids were discussed, one from Farmers for \$128,384 which includes a 20% bonus return on total destruction and a second from Allied for \$117,221 without the total destruction bonus. MSC (Lapis/Atkinson) to accept the bid from Allied Insurance at a cost of \$117,221.

MANAGEMENT REPORT

As you might have noticed, there has been a great deal of activity on the grounds this month. We have identified and addressed several areas that needed extensive concrete work; the East pool, satellite pool #1, the cross section by 861, the patio at the Old clubhouse, 722/724 and various sidewalks throughout the complex. There are still numerous areas that need repair or replacement and we will continue to move forward in correcting these issues. We are also testing a new polymer filled, dyed, concrete for replacement of expansion slots. Our test area is just east of the pond across the bridge.

Perhaps you have also noticed a few new faces around Woodside. Due to the overwhelming work load and time sensitive matters we have outsourced portions of our work to contractors who specialized in the various fields. Management is becoming increasingly more aware of the fact that by outsourcing, Woodside can lower labor cost, increase productivity and have work quality work performed by licensed contractors.

The Sierra pool and satellite pool #5 will begin resurfacing on the first of November. Adams Pool Company stated that this project will take the better part of a month to complete. We will begin replacing the fencing around the East pool in order to bring this into compliance with the new county codes.

Management continues to work diligently to increase productivity, to tackle the daunting task of restoring infrastructure and to proactively address future concerns. These are critical days in the life of Woodside

and it is imperative that we become prolific in achieving our goal and objective of bringing the luster back to this diamond we call Woodside.

Letters from residents were included in the board packets at the back of the board binders.

MAINTENANCE

- Total Open Work Orders 116 (Supervisor Don Jackson)
- Total Open Service Requests 114 (Supervisor Frank Wilcox)
- Balcony supports (2)
- New Balcony (1)
- Comprehensive Building Inspections (10)
- Major Repairs due to Termite Damage (2)
- Roof Rafter Repairs (1)
- Interior Concrete Removal and Sheetrock Repair (1)
- Fence Replacements (1)
- Concrete Removed and Repoured (25 cu yards)
- Sheds Reroofed and partially sided

SECURITY (New - Security Incident Reports are in this Section)

For September (Sept 15 to Oct 15) There were no Home Break-ins or Stolen Cars

- Car Break-ins **5 (2 East, 3 Sierra)**
- Cited Cars 214
- Denver Boots 6
- Expired Registrations 15
- Cars with no Current Parking Stickers 15
- Speeding Cars 5
- Cellular Calls 79
- Maintenance Emergency 3
- Noise Complaints 2
- Suspicious Persons 1
- Violations Written 22

PRESIDENTS REMARKS

We are moving forward with building repairs and concrete work. The current cement contractor has an HOA insurance rider which brings significant financial savings to Woodside for which we are thankful.

FINANCIAL REPORT

State Law requires an external evaluation (Reserve Study) of our HOA's financial standing which will be done this spring and each year within the 3-year cycle. Reserve funds must be maintained at a sufficient level to meet projected exposure for repairs. Therefore, we are attacking building and facility repairs at the most significant remediation site(s) first. Woodside has a fiduciary and legal obligation to Homeowners to maintain buildings, facilities, and services in an efficient and timely manner. We are striving to meet that goal. Financial Statements were reviewed and accepted.

DELINQUENCY REPORT

At the end of September there was \$1,058,947 in cash Reserves. \$40,330 was spent on Reserves during the month. Of the \$155,000 Special Reserve Assessment due October 20, 2010, \$138,500 or 90% has been collected. Since switching to a third party provider for natural gas four months ago, the association has saved over \$5,000. At September 30 delinquent assessments over 30 days late totaled approximately \$118,499. The Association did not collect \$25,500 in the month of September. Thirty Five (35) units are currently in collections. Since 2007, 60 units have completed the foreclosure process, forcing a write-off of \$236,680 in delinquent dues, special assessments, and late fees.

BYLAWS/ CC&R COMMITTEE

Dave Sauer, chair, reported that the Bylaws/CC&R Committee voted to place on the 2011 ballot two proposals:

- 1) 8.1.2 to expand permissible contracts to permit multi-year contracts up to five (5) years for goods and services.
- 2) to limit Homeowners from leasing to more than one tenant, thus in effect prohibiting a Homeowner from running a 'rooming house' by leasing out bedrooms individually.

The Committee also suggests that a 'Hot Button' issue list be developed as a summary of items the homeowner needs to be aware of drawn from CC&R's and rules; November newsletter to request resident input.

Q Should Board Members serve on the By-Laws /CC&R Committee which is a Committee designed to be Advisory to the Board?

MSC (Rice/Bird) that any enforcement action in regards to over-sized dogs to be delayed until the CC&R/Bylaw Committee can consider and recommend to the board whether the issue should be placed on the ballot. (Several changes to the CC&R's/Bylaws are anticipated to be placed on the ballot in the first quarter of 2011).

TREE COMMITTEE

MSC (Bird/Anderson) to approve the removal of the following trees/shrubs as recommended by the Committee: 613 east side---dying ash; 722-724 courtyard---invasive liquid amber; 731-3 invasive liquid ambers (3); 843 mayten that is in demise; 2292 south end privet.

ARCHITECTURAL COMMITTEE

There is a vacancy on this Board-appointed committee. Management is asked to call for candidates for this vacancy in the November newsletter.

GATE CLOSURES

MSC (Meyer/Atkinson) to accept management's proposal to place Knox locks on the two gates leading into the Church grounds from Sierra for the convenience of the Fire Department; these gates will be locked from 11pm to 5am. The gate to the Park from Sierra will continue to be locked from 11pm to 5am.

ANNUAL FINANCIAL STATEMENT

MSC (Anderson/Bird) to approve the reviewed Annual Financial Statements as prepared by Haley & Company LLP and its subsequent mailing to owners.

LIENS

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

294-0230-001-0073	294-0230-003-0021
294-0220-002-0036	294-0250-001-0008
294-0250-001-0006	294-0220-002-0021

SIDEWALK REPLACEMENT

MSC (Bird/Meyers) to accept bid from Da Re Concrete cement contractors to replace sidewalk between 2254 and tennis courts at a cost of \$4,658 and between 722 and 724 at a cost of \$3,094.

MONTHLY MUSIC JAM

MSC (Bird/Anderson) to accept the request to hold twice monthly music nights in the card room on a trial basis. All residents are welcome to attend.

ADJOURN

The meeting was adjourned at 8:50pm

Respectfully submitted

MJ Mitchell, Secretary