

WOODSIDE ASSOCIATION, Inc
BOARD OF DIRECTORS MEETING

February 23, 2021

MINUTES

I. Call To Order

President Lyn Efken called the meeting to order at 7:14 pm. Members present: Efken, Daniel Nardinelli, Bill Sessa, Cyrus Youssefi, Kim Edwards, Craig Shields and Pamela Williams. The meeting was conducted by video conference due to pandemic restrictions imposed by Sacramento County.

II. Executive Session Disclosure

Board Member Williams reported that during the Executive Session conducted at 5:30 pm this evening the Board approved Minutes of its Executive Session on January 26, 2021; discussed five legal issues; accepted one recommendation for discipline from the Rules Hearing Committee; discussed the status of a foreclosed housing unit that the Homeowners Association may end up owning; discussed personnel issues; and established a formal Date of Record for the upcoming election regarding the FEMA flood prevention project.

III. Approval of Minutes

Motion by Edwards, seconded by Nardinelli, to approve the Minutes of the January 26, 2021 Board of Directors meeting. Adopted unanimously.

IV. President's Report

President Efken reported on the following issues:

- Personnel Changes: Woodside bookkeeper Soanne Walker submitted her resignation; interviews are already underway to hire a replacement. Woodside also will be recruiting for another maintenance staff person to replace Andy who is leaving in April to move out-of-state.
- Catalytic Converter Thefts: Efken acknowledged that some residents have had their cars vandalized in recent months. Unfortunately this is a problem not limited to Woodside, but a nationwide trend due to record high prices for the metals in the converters that are making them prime targets for thieves.
- Election: Ballots for the FEMA project will be mailed to homeowners on March 3 and will be collected until April 7; the results will be counted and announced by the Inspector of Elections on April 12.

- PG&E Bills: Woodside's natural gas bills are significantly over budget and that the Community Manager and PG&E are auditing the gas usage to determine the cause; results are expected to be reported to the Board next month.

V. Community Manager's Report

Community Manager Angelina Dawson reported:

- Maintenance staff responded to 85 work orders in the previous month;
- Woodside lost five trees and two large fences were blown down in the storm of January 26;
- Two breaks in Woodside's hot water loop system were repaired;
- Staff cleaned debris from the roofs of five buildings and the Clubhouse;
- Construction of the Sierra Clubhouse passed its final fire inspection.

VI. Open Forum

Three homeowners spoke. Management will track any reported problems for followup.

VII. Treasurer's Report

Treasurer Youssefi reported that as of January 31, 2021 the Operating Account balance was \$249,532, Accounts Payable \$85,316, the Reserve Account balance \$1,040,000 (compared to \$530,000 at the start of the fiscal year), and a positive cash flow for the fiscal year of \$48,174. He noted that expenses for natural gas were \$30,000 over budget with two months left in the fiscal year.

Motion by Williams, seconded by Sessa, to accept the Treasurer's Report. Adopted unanimously.

VIII. New Business

A. Date for Candidates Night

Motion by Williams, seconded by Youssefi, to accept the Nominating Committee's recommendation that Candidates Night be scheduled for April 28. Adopted unanimously.

B. Payment Plan if FEMA Vote Approved

Motion by Williams, seconded by Sessa, that the Board to establish a payment plan for an assessment if the FEMA flood protection plan is approved by homeowners. Adopted unanimously.

IX. Old Business

A. SB 326 Implementation Plan

Construction Manager Robert LeBarre presented preliminary concepts for compliance with this legislation regarding inspection of landings and balconies.

B. 800 Carport

Motion by Nardinelli, seconded by Shields, to award a contract to Earth First Builders, Inc in the amount of \$56,985 to repair carports. Ayes: Nardinelli, Sessa, Edwards, Shields. Noes: Williams, Efken, Youssefi. Motion adopted on 4-3 vote.

C. Painting Bids for 720

Motion by Williams, seconded by Efken, to award a \$4,950 contract to Progressive Painting to paint building 720, excluding the balconies. Adopted unanimously

D. Sierra Carports Repair

Motion by Shields, seconded by Edwards to allocate \$5,400 in materials for the staff to repair the roofs of six carports in Sierra, using material recommended by the Architectural Committee. Adopted unanimously.

E. 708 Arbor Bids

This item was tabled.

F. PG&E Audit

The Community Manager noted that Woodside's expense for natural gas is exceptionally high and that possible reasons include some meters that are not read consistently, an expired contract that increased prices and inefficient boilers. PG&E is expected to be on the property next week to explore these issues and audit our expenses in an effort to reduce cost.

X. Committee Reports

A. Architectural Committee

1. 615-5: front door lockset replacement; recommendation is denial.
2. 648-1: ductwork replacement; recommendation is approval.
3. 2217-8: window replacement; recommendation is denial.
4. 776-3: sliding door replacement; recommendation is denial.

Motion by Williams, seconded by Nardinelli, to accept the recommendations of the Architectural Committee. Adopted unanimously.

B. Tree Committee

1. 708 Tree Removal

Motion by Williams, seconded by Youssefi, to accept the Committee's recommendation to remove three liquidambar trees without the need for a second arborist opinion. Adopted unanimously.

XI. Adjournment

Motion by Williams, seconded by Youssefi, to adjourn the meeting at 9:17 p.m.
Adopted unanimously.

Bill Sessa

Board Secretary

Approved_3/23/21 AD _____