

WOODSIDE ASSOCIATION INC.

BOARD OF DIRECTORS MEETING

APRIL 27, 2021

MINUTES

I. CALL TO ORDER

President Lyn Efken called the meeting to order at 7:00 pm. All Board Members present: Efken, Daniel Nardinelli, Cyrus Youssefi, Bill Sessa, Kim Edwards, Craig Shields, and Pamela Williams. The Board met via videoconference to comply with social distancing rules related to COVID-19. In addition to Board members and staff, five homeowners participated in the meeting.

II. EXECUTIVE SESSION DISCLOSURE

Board member Williams reported that in Executive Session the Board discussed three legal issues, none of which involved a lawsuit; one item of owner discipline that involved two violations; reviewed collections and noted that homeowners were current on payment plans and none were in default. The Board also discussed issues related to staffing for maintenance and security.

III. APPROVAL OF MINUTES

- A. Approval of Minutes of March 23, 2021 Board meeting
- B. Approval of Minutes of March 31 Emergency Board Meeting via Conference Call

MOTION by Williams, seconded by Nardinelli, to approve the minutes. Adopted unanimously.

IV. PRESIDENT'S REPORT

- A. FEMA Vote
- B. Annual Meeting/Directors Election

Efken noted that homeowners voted overwhelmingly not to accept a grant from FEMA to elevate previously-flooded buildings on the property as a future flood protection measure. FEMA and the County Department of Water Resources have been notified by Woodside of the election results. Efken also noted that Candidates Night for prospective Board members is scheduled for April 28 at 7 pm and that ballots are due by May 22. Results will be announced on May 25 by Woodside's independent Inspector of Elections.

Reconstruction of the Sierra Clubhouse is in final stages and expected to be completed by early May. Painting and other repairs are due to be completed soon on **Building 720**. Pool equipment will be put out on June 1; repairs on carports are waiting for

County-issued permits; and a specialist will be hired to clean the pond in Woodside East.

V. COMMUNITY MANAGERS REPORT

Community Manager Angelina Dawson reported that staff completed 60 work orders in the last month; pest inspection was done on **Building 2223**; two sheds were rebuilt in **Buildings 613** and **625**; new flat roofs at **Buildings 780** and **782**; staff repaired 100 feet of fencing in Old Woodside; the first of two tree-spraying sessions for aphids and fruit reduction has been completed; and new address signs will be installed in East and Old Woodside as soon as possible. Staffing challenges have slowed some work and residents were asked to be patient while staff is being added. Homeowners were reminded that an estoppel must be filed with the Woodside office prior to any unit placed in escrow.

VI. OPEN FORUM

The Community Manager keeps track of comments made during this session and follows up with homeowners when necessary.

VII. TREASURER'S REPORT

Treasurer Cyrus Youssefi reported that, as of March 31, Woodside had \$1.2 million in cash on hand. Accounts Payable total was \$30,355; Reserve expenses totaled \$86,314 and the Reserve Account balance was \$1,166,773; positive cash flow in March was \$35,469 and \$59,446 year to date; and delinquencies were \$5,938. He noted that every line item was within budget except for payments to PG&E for natural gas. The Budget Committee will meet one additional time before the Board meeting on May 11, where adoption of the FY 2021/22 budget will be the only item for action.

MOTION by Sessa, seconded by Nardinelli, to accept the Treasurer's report. Adopted unanimously.

VIII. COMMITTEE REPORTS

A. Architectural Committee

1. **2278-2** (exterior light)
2. **661-1** (bath remodel)
3. **790-8** (window/slider replacement)

MOTION by Youssefi, seconded by Williams, to accept the recommendation of the Committee to approve all applications. Ayes: Nardinelli; Youssefi, Sessa, Edwards, Shields, Williams. Abstain: Efken. Adopted by 6-0-1 vote.

B. Umbrella Colors

Woodside Rules approve nine colors for patio umbrellas and cautioned that some colors may fade, resulting in non-compliance. Whether or not to modify the 9-color selection was referred to the Architectural Committee for a recommendation.

IX. NEW BUSINESS

A. Bid for Sheds at **Building 720**

MOTION by Nardinelli, seconded by Edwards ,to approve a contract with CalPro for \$8,728 to repair and paint sheds at this building. Adopted unanimously.

B. Bid for **708 Arbor**

MOTION by Sessa, seconded by Nardinelli, to approve a contract with Prestige Home Construction for \$1,840 to construct a trellis over the stairway. Adopted unanimously.

X. OLD BUSINESS

A. New Carport at Woodside East.

Building permits are still pending for this project and no Board action was required.

B. Sierra Clubhouse Status

Final tile work in the sauna is imminent and completion of the project is expected by the end of April.

XI. LIENS

There were no liens to consider.

XII. ADJOURNMENT

MOTION by Shields, seconded by Edwards, to adjourn. Adopted unanimously. The meeting was adjourned at 8:05 pm.

Respectfully submitted

Bill Sessa, Secretary

APPROVED _____ May 25, 2021 _____