

**WOODSIDE ASSOCIATION INC
BOARD OF DIRECTORS, OPEN SESSION
OCTOBER 26, 2021**

MINUTES

I. CALL TO ORDER

President Lyn Efken called the meeting to order at 7 pm. Members present: Efken, Craig Shields, Cyrus Youssefi, Bill Sessa, Kim Edwards, Fernando Garibay-Mena, Pam Williams. Community Manager Angelina Dawson attended.

II. Honorable Rich Desmond, Supervisor, Sacramento County

Supervisor Desmond responded to questions from homeowners about vandalism and the event center proposed by Mosaic Law synagogue on Sierra Blvd. Desmond also made a presentation that outlined his priorities for the Arden Arcade area that included reducing homelessness, improving roads and working in partnership with the City of Sacramento to find solutions to the district's problems.

III. Open Forum

Community Manager Angelina Dawson tracks comments and follows up on specific comments as appropriate.

IV. Executive Session Disclosure

Board member Williams reported that the Board met in Executive Session at 5 pm preceding the Open Session. The Board approved the minutes of the Executive Session of September 28, 2021 and the Emergency Executive Session of October 7, 2021. The Board discussed four legal issues; discussed the possibility of making Open Session meetings available by remote technology; concurred with nine recommendations for owner discipline from the Hearing Rules Committee; reviewed the Collections Report and reviewed revised duty statements for the Community Manager, Executive Assistant and Bookkeeper; and discussed the status of hiring for Security and Maintenance positions.

V. Approval of Minutes

- A. Approval of Minutes of September 28, 2021 Board of Directors Meeting

MOTION by Williams, seconded by Youssefi to approve the minutes of the September 28, 2021 Board of Directors Meeting as amended. Adopted Unanimously.

VI. Community Manager's Report

Community Manager Angelina Dawson reported that the Association did not suffer any flooding during a recent heavy rain, but staff responded to 20 instances of water leaks. Staff was prepared with most equipment required by the Association's flood plan and has ordered sand and bags to prepare for any future potential flooding. The Gate 3 fence and gate have been repaired. The installation of new siding on building 740 is scheduled to begin in early November. A major balcony repair and hot water

cartridges were replaced in Building 802 and staff replaced three deeply buried water valves in building 2266. The Association's annual financial statement has been completed and mailed to homeowners. Security has identified the teenagers who routinely vandalize laundry room number one and reports are being made regularly to the Sacramento County Sheriff.

VII. Treasurer Report

Treasurer Cyrus Youssefi reported \$345,773 total in the Operating Fund and the Reserve Account total is \$1.5 million. Positive cash flow for the month was reported as \$20,168 and \$58,885 for the year. Youssefi noted that maintenance costs are substantially below budget, largely due to reduced personnel costs while the Association recruits to fill staff vacancies. Natural gas and water costs continue to be over budget by \$17,300 and \$14,800 respectively.

MOTION by Edwards, seconded by Shields, to accept the Treasurer's report. Adopted unanimously.

VIII. New Business

A. Bids for 877 Trenchless Plumbing

MOTION by Youssefi, seconded by Sessa, to award a contract for \$89,068 to The Trenchless Company to repair 250 feet of sewer line near gate 3. Ayes: Efken, Youssefi, Shields, Sessa, Edwards, Garibay-Mena. Abstain: Williams. Adopted by a vote of 6-0-1.

B. 708 Exterior Concrete

C. 641-3 Dining Room Concrete

MOTION by Youssefi, seconded by Williams to award contracts for a total of \$10,375 to repair the exterior concrete and the dining room concrete. Ayes: Efken, Youssefi, Sessa, Edwards, Garibay-Mena, Williams. Naye: Shields. Adopted by vote of 6-1.

IX. Old Business

A. Revised Customer Service Form

MOTION by Shields, seconded by Garibay-Mena to use the form, as amended, on a trial basis for four months. Ayes: Efken, Shields, Youssefi, Sessa, Edwards, Garibay-Mena. Abstain: Williams. Adopted by a vote of 6-0-1.

B. Newsletter Meetings Criteria

MOTION by Shields, seconded by Garibay-Mena to accept the criteria as proposed that would enable any group organized by homeowners to be included in the calendar.

Ayes: Shields, Youssefi, Edwards, Garibay-Mena, Naves: Efken, Sessa, Williams. Adopted by vote of 4-3.

X. Committee Reports

A. Security Committee

The committee was encouraged to continue developing a plan to improve lighting on the property, in consultation with the Architectural Committee, and present it to the Board at a future meeting. No vote was required.

B. Architectural Committee

1. 2248-2 Windows
2. 22-66 Wall Removal

Motion by Youssefi, seconded by Edwards, to accept the recommendation of the architectural Committee to approve both projects. Adopted unanimously.

XI. Tree Committee

A. 701-6 Tree Removal

MOTION by Youssefi, seconded by Edwards to accept the Tree Committee recommendation to remove the tree. Adopted Unanimously.

XII. Adjournment

Motion by Williams, seconded by Sessa, to adjourn. Adopted unanimously. Meeting was adjourned at 9:30 pm.

Respectfully submitted

Bill Sessa, Secretary

APPROVED ____ 12/6/21 ____