

WOODSIDE ASSOCIATION INC
Board of Directors Meeting
January 25, 2022

MINUTES

I. Call to Order

President Lyn Efken called the meeting to order at 7:05 pm. All Board members present: Efken, Craig Shields, Cyrus Youssefi, Bill Sessa, Kim Edwards, Fernando Garibay-Mena, Pamela Williams. The meeting was conducted by videoconference to comply with county-imposed, covid-related crowd restrictions. Approximately 46 homeowners viewed the meeting.

II. Rober Neilsen, Farmers Insurance; Homeowner Coverage Recommendations

Neilson explained the coverage provided by the Association's liability insurance policy and outlined the types of policies available to homeowners to augment that protection.

III. Open Comment

Management tracks comments and follows up on any that require it.

IV. Executive Session Disclosure

Board Member Williams reported that the Board met for a couple of hours prior to the open session. It approved two sets of minutes and a legal contract with Brad Epstein; reviewed and approved six recommendations for owner discipline from the Rules Hearing Committee; accepted one request for reasonable accommodation; approved filing of Notices of Default against two homeowner accounts; discussed staffing problems caused by Covid infections and agreed to post notices for homeowners when infections or positive tests are discovered; discussed training for HR Committee members and the process for Management's annual performance review.

V. Approval of Minutes

A. Approval of Minutes of December 6, 2021 Board of Directors Meeting.

MOTION by Edwards, seconded by Shields, to approve the Minutes. Adopted unanimously.

VI. President's Report

Efken reported that the spaces between the spiral steps at the office will soon be filled in with metalwork and work to replace the fence around satellite pool is also scheduled; all repairs are completed on gate number 3; and efforts are being made to recruit more maintenance staff with five

openings on a staff of seven. She also reported that the duck pond will need to be cleaned and refilled and that the project has been delayed because the contractor has many staff who are ill; and that many Woodside homeowners testified at Planning Commission hearing regarding the Mosaic Law synagogue's request for an event center permit, which will be appealed to the Sacramento County Supervisors.

VII. Community Manager Report

Community Manager Angela Dawson reported that the Maintenance Department is down to two people for the month of January and asked homeowners for their patience while the staff gets caught up on work orders. Due to three large storms since the end of October, staff has been responding to roof leaks for several weeks. We will still have many interior repairs after the exterior roof work is complete. So far, staff has patched 10 roofs and covered nine others with tarps. Dawson acknowledged that Altas garbage trucks are leaking oil on the property and we have placed another work order with the company to clean the streets. Building 740 siding is now complete and painting is in progress.

VIII. Treasurer's Report

Treasurer Cyrus Youssefi reported total liquidity of \$1, 607,153 as of December 31 (and the end of Q2). That includes an \$839,928 Reserve Account balance and an Operating Account balance of \$222,975. Monthly income was negative \$16,354 for December, but up \$67,276 for the fiscal year. All eight major financial categories are within the budget. For utilities, water consumption and cost have declined but natural gas expenses continue to exceed the budget as does expense for outside contractors, the result of extensive roof repairs.

MOTION by Sessa, seconded by Garibay-Mena, to accept the Treasurer's Report. Adopted unanimously.

IX. New Business

- A. 2022 Director Election Timetable (information item)
- B. Appointment of Inspector of elections

MOTION by Garibay-Mena, seconded Sessa, to appoint Ballot Watchers Election Solutions as Inspector of Elections. Adopted unanimously.

- C. Appointment of Nominating Committee

MOTION by Williams, seconded by Edwards, to appoint Daniel Nardinelli as Chair and Carolyn Walker and Lauren Hastings as members of the Nominating Committee. Adopted unanimously.

- D. Set Record Date for 2022 Director Election

MOTION by Williams, seconded by Edwards, to set April 15, 2022 as the Record Date for the Director Elections. Adopted unanimously.

- E. Rule Enforcement Policy

No action was taken on this item.

- F. Roofing Bids
 - 1. Vault Roofs
 - 2. Flat Roofs

MOTION by Youssefi, seconded by Shields, to award a contract for \$92,812 to Flat Roofs Pro to repair six vault roofs and four flat roofs with no deposit paid until the materials are on site. Adopted unanimously.

X. Committee Reports

A. Architectural Committee

- 1. 652-3
- 2. 780-2
- 3. 843-12
- 4. 886-4
- 5. 894-1 (two applications)
- 6. 2237-2

MOTION by Williams, seconded by Youssefi, to approve all of the applications as recommended by the Committee and to deny the application for 780, as recommended by the Committee, which will continue to work with the applicant to resolve the issue. Adopted unanimously.

B. Environmental Committee

- 1. Organic Recycling Tins

The Board received a report from the Committee regarding a new law requiring organic waste recycling. The Committee is also evaluating natural gas usage on the property.

C. Tree Committee

- 1. Liquidambar
- 2. Cedar Removal

MOTION Williams, seconded by Edwards, to remove the Cedar tree. Adopted unanimously. (Bids for removal of the liquidambar trees was requested for the next Board meeting.)

D. Security Committee

- 1. Lighting
- 2. Video Surveillance Signs
- 3. Obtaining Security Bids

MOTION by Youssefi, seconded by Williams, to post signage regarding surveillance cameras that are compatible in design to other Woodside signage and contingent on advice from legal counsel. Ayes: Youssefi, Sessa, Edwards, Garibay-Mena, Williams. Nays: Efken, Shields. Adopted on a vote of 5-2.

XI. Liens

- 1. Account 0000541
- 2. Account 0000395

MOTION by Williams, seconded by Garibay-Mena, to file liens on both properties. Adopted unanimously.

XII. Adjournment

MOTION by Shields, seconded by Williams to adjourn. Adopted unanimously. The meeting adjourned at 10:02 pm.

Respectfully Submitted
Bill Sessa, Secretary

APPROVED _____ 2/22/22 _____