

**Woodside Association, Inc.**

**Meeting of the Board of Directors**

**February 22, 2022**

**MINUTES**

**I. Call to Order**

President Lyn Efken called the meeting to order at 7:00 pm. All Board members were present: Efken, Craig Shields, Cyrus Youssefi, Bill Sessa, Kim Edwards, Fernando Garibay-Mena, and Pamela Williams. Community Manager Angelina Dawson was also present, as were approximately 22 residents.

**II. Open Session**

The Community Manager tracks comments and follows up on them as needed.

**III. Executive Session Disclosure**

Board Member Williams reported that the Board met in Executive Session for approximately two hours prior to the Open Session. The Board approved the Minutes of its Executive Session of January 25, 2022; referred an agenda item regarding surveillance camera signage to the Open Session agenda; approved one recommendation for owner discipline from the Rules Hearing Committee; and accepted the Collections Report. On personnel-related items, the Board approved job descriptions for the Security Supervisor and Guard positions; reviewed the organization chart for staff positions; reviewed changes in health orders related to mask wearing; agreed to add Martin Luther King day as an employee holiday; and discussed the process for the Community Manager's annual performance evaluation.

**IV. Approval of Minutes**

A. Approval of Minutes of January 25, 2022 Board of Directors Meeting

**MOTION** by Williams, seconded by Efken, to approve the Minutes of the January 25, 2022 Board of Directors Meeting, as amended. Adopted unanimously.

**V. President's Report**

President Efken reported that the Sierra Boulevard Neighborhood Coalition has filed an appeal of the Sacramento County Planning Commission's decision to grant a permit for the event center proposed by Mosaic Law. She also reported that Sacramento city and county are circulating a questionnaire and survey in an effort to resolve issues related to the homeless encampment at

the corner of Fair Oaks and Howe. A progress report on revisions to the Woodside website was also presented by Board Member Sessa.

## **VI. Community Manager's Report**

Community Manager Dawson reported that delivery of new dumpster signs is imminent. Dawson has requested that Atlas remove the three large organic waste bins and replace them with smaller, 64 gallon containers that can be located throughout the property. She reported the duck pond has been flushed several times, an air stone will be installed to aerate the water and keep it moving, and bacteria will be added to eat away at the algae that has been accumulating in the pond. Many leaks in boiler #1 in Old Woodside have been repaired in recent weeks; the Association passed its annual backflow testing and that she anticipates that two more backflow valves will be required by the water district. A taller fence is being installed around satellite pool #4 to comply with insurance requirements. Lastly, a temporary groundskeeper has been hired to compensate for a shortage of staff.

## **VII. Treasurer's Report**

Treasurer Cyrus Youssefi reported a total of \$174,000 in the Operating Account and a balance of \$1,460,000 in the Reserve Account. Monthly income was a negative \$13,223, but a positive total of \$54,000 so far in the fiscal year. After considering Accounts Payable of \$253,000, Youssefi reported total liquidity to be \$1,405,000. All of the line items are pretty much within budgeted limits, he noted, except for natural gas expenses, which are \$67,000 over budget.

## **VIII. Old Business**

### **A. Camera Surveillance Signage**

**MOTION** by Youssefi, seconded by Shields, to rescind the Board's previous vote to approve the signage, due to conversations with legal counsel and the potential for liability if a false impression of surveillance is given. Ayes: Efken, Shields, Youssefi, Sessa, Garibay-Mena, Williams. Nays: Edwards. Adopted on a 6-1 vote.

### **B. Updated Committee Rosters**

The Board accepted the updated membership rosters for all committees.

## **IX. New Business**

### **A. Rule Changes**

**MOTION** by Williams, seconded by Sessa, to forward suggested Rule changes regarding the display of religious decorations during December and a variety of minor clean-up changes to existing Rules to the Rules Revision Committee for drafting and return to the Board for approval of mailing to all homeowners for a 30-day comment period. Adopted unanimously.

### **B. Appointment of Architectural Committee Member**

**MOTION** by Shields, seconded by Edwards, to appoint Patty Poswall to the Committee. Adopted unanimously.

C. Irrigation in 877 Courtyard

**MOTION** by Edwards, seconded by Youssefi, to award two contracts to Fernandez Landscape Management for a total of \$6,866 to remove two liquidambar trees and to install an underground drain the courtyard of building 877. Adopted unanimously.

D. 645 Siding: Bids

**MOTION** by Youssefi, seconded by Sessa, to award a contract to Earth First Builders for \$62,630 to replace siding and repair Building 645. Adopted unanimously.

E. 2217 Landing Bids

This item was tabled pending receipt of additional bids.

F. Resurfacing Pools

**MOTION** by Youssefi, seconded by Williams, to award a contract for \$15,750 to Parrott Pools to resurface the spa and cold pool in Old Woodside. Adopted unanimously.

G. Swimming Pool Pumps

**MOTION** by Williams, seconded by Edwards, to award a contract for \$6,300 to Sunfare Pools to replace pumps in satellite pools #3,4, and 5. Adopted unanimously.

## **X. Committee Reports**

A. Architectural Committee

1. 780-2

**MOTION** by Youssefi, seconded by Williams, to accept the recommendation of approval from the Committee. Adopted unanimously.

B. Tree Committee

No action was required on this item.

C. Environmental Committee

The Board received a report from the Committee regarding its ongoing analysis of natural gas use and expense on the property.

## **XI. Adjournment**

**MOTION** by Youssefi, seconded by Williams, to adjourn. Adopted unanimously. The meeting adjourned at 9:10 pm.

Respectfully submitted,

Bill Sessa, Secretary

APPROVED \_\_\_\_\_ BOD 3/29/22 \_\_\_\_\_