

WOODSIDE ASSOCIATION, INC
BOARD OF DIRECTORS MEETING, APRIL 26, 2022

MINUTES

I. Call to Order

President Lyn Efken called the meeting to order at 7:05 pm. All members were present, including Efken, Craig Shields, Cyrus Youssefi, Bill Sessa, Kim Edwards, Fernando Garibay-Mena and Pamela Williams. Community Manager Angela Dawson was also present.

II. Executive Session Disclosure

Board member Pamela Williams reported that the Board met in Executive Session for approximately two hours prior to the Open Session. The Board approved the minutes of the March 29, 2022 Executive Session; renewed a contract for Workers Compensation Insurance; and discussed two legal issues that involve homeowners but no litigation. The Board also accepted two recommendations for owner discipline from the Hearing Rules Committee and approved a Reasonable Accommodation request from a homeowner. The Board accepted the Collections Report and received a staffing report from the Community Manager, who reported the hiring of an additional maintenance worker and a bookkeeper to replace the previous bookkeeper who resigned. The Board also discussed other Personnel issues.

III. Approval of Minutes

- A. Approval of Minutes of March 29, 2022 Board of Directors Meeting.

MOTION by Williams, seconded by Youssefi to approve the Minutes of the March 29, 2022 Board of Directors Meeting, as amended. Adopted unanimously.

IV. Open Forum

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

V. President's Report

President Lyn Efken reported that she had toured the property with the Association's landscape contractor, Mr. Fernandez, to set priority projects to be completed before the end of the year. That included identifying unhealthy trees that need to be removed; areas where landscaping needs to be upgraded including at the entrance gates on Sierra Boulevard; new courtyard landscaping on a recently renovated building; and tree stumps that need to be ground down.

Board member Sessa reported that earlier in the day the Sacramento County Supervisors approved a permit for the Mosaic Law Synagogue to operate an event center on its property, the result of denying an appeal of an earlier Planning Commission decision by the Sierra Boulevard Coalition, which included some Woodside residents.

VI. Community Manager's Report

Community Manager Angela Dawson reported on a large number of completed maintenance projects including replacing a deck at building 643-5 and a burned fence at 2250. New roofs were installed on buildings 701, 720, 740, 776, 802, 892, and 2202. She also reported that the landing at 2217 and repairs to an 8-bay carport at 2290 were finished.

VII. Treasurer's Report

Treasurer Cyrus Youssefi reported a balance of \$112,118 in the Operating Account; \$68,855 of Accounts Payable; a Reserve Account balance of \$789,769 after Reserve expenses of \$167,531 and a negative \$22,065 in monthly income, the fourth consecutive month of negative cash flow.

MOTION by Williams, seconded by Shields to accept the Treasurer's Report. Adopted unanimously.

VIII. New Business

A. Landscape Contract Renewal

MOTION by Efken, seconded by Youssefi to award a contract for \$22,395 to Fernandez Landscape Management, Inc. and that new bids for landscaping will be solicited within six months of the new contract expiring. Ayes: Efken, Shields, Youssefi, Sessa, Edwards and Williams. Nays: Garibay-Mena. Adopted by a 6-1 vote.

B. Paint Bids (East)

MOTION by Williams, seconded by Edwards to award a contract for \$42,275 to Progressive Paint, Inc. for buildings 878, 882, 895 and 899. Adopted unanimously.

C. Boiler Bids

MOTION by Williams, seconded by Sessa to award a contract for \$165,550 to RCI Plumbing to replace three hot water boilers in Old. Adopted unanimously.

D. Election by Acclamation

MOTION by Shields, seconded by Williams that the Board adopt a policy of Election Acclamation for any future Board of Directors election when the number of candidates does not exceed the number of contested positions. Adopted unanimously.

IX. Old Business

A. Gas Logs: Individual Opt-out and Other Cost Restrictions

B. Gas Log Letter to Homeowners

C. Status Report: Owner/Tenant Workload

No action was taken on these items

X. Committee Reports

A. Architectural Committee

1. 645-3 Woodside Sierra
2. 2278-1 Woodside Lane

MOTION by Youssefi, seconded by Williams, to accept the recommendations of the Architectural Committee. Adopted unanimously

B Social Committee

The Committee reported on an art/painting event it organized but no Board action was required.

XI. Adjournment

MOTION by Shields, seconded by Youssefi to adjourn. Adopted unanimously. The meeting was adjourned at 9:45 pm.

Respectively Submitted

Bill Sessa, Secretary

APPROVED ___5/24/22_____