

Woodside Association, Inc.
Board of Directors Meeting, Open Session
December 6, 2022

MINUTES

I. Call to Order

President Lyn Efken called the meeting to order at 7:00 pm. Board members present; Efken, Craig Shields, Cyrus Youssefi, Bill Sessa, Kim Edwards, Hassan Pejuhesh and Pamela Williams.

II. Executive Session Disclosure

Board Member Williams reported that the Board met in Executive Session for two hours prior to the Open Session. The Board approved the Minutes of its October 25 Executive Session; discussed three issues related to litigation; approved four recommendations from the Rules Hearing Committee concerning owner discipline; accepted a status report from the Community Manager regarding staffing; approved holiday bonuses for employees; and approved pay scales for individual job categories, as recommended by the HR Committee to comply with newly-enacted state statutes.

III. Open Forum

The Community Manager tracks comments made and follows up as needed on specific items.

IV. Consent Calendar

A. Minutes of the October 25, 2022 Board Meeting

MOTION by Williams, seconded by Sessa, to approve the Consent Calendar, with amended Minutes of the October 25 Board Meeting. Adopted unanimously.

V. President's Report

President Efken noted that five Woodside units sold quickly for high prices in November and that all the buyers were live-in residents, reflecting a change in the home buying market. Efken also provided an update on repairs to boilers on the property and noted that the Maintenance staff was waiting on a specially made part from Michigan to install a boiler.

VI. Community Manager's Report

Community Manager Camara reported that Maintenance crews repaired three roof leaks after early winter rainstorms and dug a new trench for drainage at unit 2238-6. She also reported that malfunctioning lights were repaired at many places on the property, including the north side of the Old Clubhouse, in Woodside Sierra and in the carport at unit 652. Also, after being repaired, the sauna in East was expected to re-open by December 9.

VII. Treasurer's Report

Treasurer Youssefi reported the Association's total liquidity at \$1,566,871, including \$1,487,560 in the Replacement Reserve and \$116,000 in the Flood Account. As of October 31, he reported \$52,197 in the Operating Account and \$98,866 in Accounts Payable. Monthly miscellaneous income was down \$7,600, and cash flow for the month was reported as a negative \$14,569, resulting in a year-to-date cash flow of negative \$50,000. The Association's expense for natural gas was \$33,000 lower than projected, a cost that will likely increase in the winter months.

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

VIII. Committee Reports

A. Architectural Committee

1. **608-5**: Window Replacement
2. **608-6**: Storm Door
3. **891-1**: Slider Replacement
4. **2237-2**: Clothes Dryer
5. **891-1**: Bathroom Remodel
6. **843-10**: Bathroom Remodel
7. **776-7**: Camera Installation
8. **740-6**: Window Replacement
9. **2280-4**: Bathroom Remodel
10. **740-2**: Window Replacement

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

B. Environmental Committee Proposal for Community Waste

Stream Collection and Signage

MOTION by Williams, seconded by Youssefi, to accept the Environmental Committee's recommendation to purchase three 4-yd recycle bins for trash stations # 5, 7, and 10, and add one organic waste bin to station 16 (no cost, extra unit will be used). Adopted unanimously.

C. Landscape Committee

The Board accepted the report; no action was taken.

IX. Old Business

A. Bid for 705 Carport Roof Replacement

MOTION by Sessa, seconded by Edwards, to award a contract for \$9,585 to Tuck Brothers Construction to replace the carport roof at building 705. Adopted unanimously

B. SB 326 Elevated Structures

The Board received a status report on the Association's efforts to comply with SB 326. No formal action taken

C. Flood Deductible Rule

This was an information item. The recommended action to change the Flood Deductible Rule occurred next on the Agenda, as part of the Rules revision.

D. Rules Revision

MOTION by Edwards, seconded by Shields, to accept the proposed revisions and that they be sent to homeowners for comment prior to formal adoption by the Board. Ayes: Efken, Shields, Sessa, Edwards, Williams. Nays: Youssefi, Pejuhesh. Adopted on a vote of 5-2.

E. Reconstitute the Rules Revision Committee

MOTION by Sessa, seconded by Shields, to reconstitute the Rules Revision Committee by restoring the previous membership. Adopted unanimously.

X. New Business

A. Town Hall Report

MOTION by Williams, seconded by Efken, that the Board approve the concept that a volunteer group study reasonable renter restrictions as allowed by the Davis-Stirling Act. Adopted unanimously.

B. Bids for Cleaning Roofs and Gutters

Staff was directed to explore less costly alternatives for cleaning roofs and gutters.

C. Bids for Spiral Staircase

MOTION by Williams, seconded by Youssefi, to award a contract for \$1,520 to Eagle Welding to fabricate risers for the spiral staircase at the Association Office, to comply with insurance requirements.

Ayes: Efken, Youssefi, Sessa, Edwards, Williams. Abstain: Shields, Pejuhesh. Adopted on a vote of 5-0-2.

XI. Adjournment

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

Respectfully submitted,

Bill Sessa

Board Secretary

APPROVED: January 24, 2023