

**WOODSIDE ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
JANUARY 24, 2023**

**MINUTES**

**I. Call to Order**

President Lyn Efken called the meeting to order at 7:15 p.m. Board Members present: Efken, Craig Shields, Cyrus Youssefi, Bill Sessa, Kim Edwards and Hassan Pejuhesh. Board Member absent: Pamela Williams. Manager Tamara Camara was also present.

**II. Executive Session Disclosure**

Board Secretary Sessa reported that the Board met in Executive Session beginning at 5:30 pm. The Board approved the Minutes of its December 6, 2023 Executive Session and discussed four legal issues including an insurance claim, and three issues from individual homeowners. The Collection Report and Personnel issues were deferred to the next month's meeting in the interests of time.

**III. Open Forum**

The Community Manager tracks comments made during this time and follows up on individual items as needed.

**IV. Consent Calendar**

**A. Minutes of the December 6, 2022 Board of Directors Meeting**

**MOTION** by Edwards, seconded by Pejuhesh, to approve the Minutes of the December 6, 2022 Board of Directors Meeting, as proposed to be amended.

Ayes: Edwards, Pejuhesh. Nays: Efken, Shields, Youssefi, Sessa. Motion fails on 4-2 vote.

**MOTION** by Efken, seconded by Shields, to approve the Minutes of the December 6, 2022 Board of Directors Meeting as submitted. Ayes: Efken, Shields, Youssefi, Sessa. Nays: Edwards, Pejuhesh. Adopted on a vote of 4-2.

**B. Minutes of the January 6, 2023 Emergency Board of Directors Meeting via Conference Call.**

**MOTION** by Efken, seconded by Shields, to approve the Minutes of the January 6, 2023 Emergency Board of Directors Meeting via conference call. Adopted unanimously.

**V. President's Report**

President Efken reported that mailboxes have been broken into in recent weeks, a widespread problem that has been reported throughout the metro area. Some have speculated that payments tied to pandemic relief, which are distributed on debit cards through the mail, may be the motive for the break-ins. Residents who have had mailboxes pilfered should contact the U.S. Post Office to report stolen mail. Efken also reported that, for any future mailbox break-ins, the Association will post notices in the affected area, issue text messages and publish articles in the Association newsletter to make residents aware of the incident and to take precautionary steps to prevent future thefts. Efken also summarized much of the storm damage at Woodside suffered during extreme storms from late December.

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

Community Manager Tamara Camara reported on the extensive storm damage from December storms that included the loss of 12 large trees and countless downed limbs that damaged buildings and cars. She noted that first priorities were to get damage cleaned up, assess damage to roofs, coordinate vendors on the property responsible for clean-up and initiating insurance claims.

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

Treasurer Youssefi reported the Association's financial status for two months. For November, the tally in the Operations Account was \$78,476; Accounts Payable was \$53,432; the Replacement Reserve Account was at \$1,472,135; the Flood account was \$123,250, and total liquidity was \$1,620,429. For December, the Operating Account total was \$112,683; Accounts Payable was \$136,463; the Replacement Reserve Account was \$1,550,814; the Flood Account was at \$132,500 and the Association's total liquidity was \$1,657, 534. He also reported negative cash flows of \$10,636 for November, \$512 for December and \$60,537 year to date.

**MOTION** by Youssefi, seconded by Shields, to transfer \$65,000 from the Flood to the Operating Account to pay for recent storm damage. Adopted unanimously.

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

## **VIII. Committee Reports**

### A. Architectural Committee

**MOTION** by Youssefi, seconded by Pejuhesh, to accept the recommendation of the Committee to approve the proposed interior remodel of 734-8. Adopted unanimously.

### B. Environmental Committee

The Board received the Committee's report.

### C. Tree Committee

#### 1. Support for Volunteer Groups

## 2. Damage from Large Pine Cones

The Board agreed to discuss potential insurance or the possibility of using release liability forms for volunteers who work on tree projects. The Board also conceptually agreed that owners could find alternative parking spaces during the time of year that trees drop large pine cones to avoid potential damage.

### **IX. Old Business**

#### A. Natural Gas Purchase Agreement

**MOTION** by Youssefi, seconded by Efken, to approve the proposed contract from CE Commercial Energy, pending a comparison of the proposed price and the most recent billing from PG&E. Ayes: Efken, Shields, Youssefi, Sessa. Nays: Pejuhesh. Abstain: Edwards. Adopted on a vote of 4-1-1.

#### B. Town Hall Update

The Board received a report on the most recent meeting.

### **X. New Business**

#### A. Appointment of Nominating Committee

**MOTION** by Sessa, seconded by Shields, to appoint Daniel Nardinelli and Nola Castle to the Nominating Committee. Adopted unanimously.

#### B. Stucco Wall Conversions to Wood

**MOTION** by Shields, seconded by Youssefi to replace damaged stucco patio walls with wood panels. Ayes: Efken, Youssefi, Shields, Sessa. Nays: Edwards, Pejuhesh. Adopted 4-2.

### **XI. Adjournment**

**MOTION** by Efken, seconded by Shields, to adjourn. Adopted unanimously. The meeting adjourned at 10.15 p.m.

Respectfully submitted,

Bill Sessa, Secretary

APPROVED: 2/28/2023