

**WOODSIDE ASSOCIATION INC
BOARD OF DIRECTORS, ANNUAL MEETING
MAY 23, 2023**

I. CALL TO ORDER

President Lyn Efkina called the meeting to order at 7 pm. All Board members were present; Efkina, Craig Shields, Cyrus Youssefi, Bill Sessa, Kim Edwards, Hassan Pejuhesh and Pamela Williams. Community Manager Tamara Camara was also present.

II. INTRODUCTION OF JOHN ANDERSON, INSPECTOR OF ELECTIONS, PRINCIPAL AND LEGAL DIRECTOR, BALLOTWATCHERS ELECTION SOLUTIONS

Anderson addressed the meeting via Zoom, explained the ballot counting process.

III. ELECTION OF DIRECTORS

Ballot counting began while the remainder of the agenda continued.

IV. State of the Association

President Lyn Efkina reported that a significant amount of work has been done on the property over the year, including 500 work orders completed by the Maintenance and Construction staff, while another 60 are pending. Twelve buildings received new roofs, nine sheds and fences were rebuilt, as were 15 decks. Two new boilers were installed, and two buildings and the Association office are scheduled for painting. The duck pond has been renovated and a new vendor has been hired to maintain it. Three gates required significant repair and new electronic loops. Efkina also reported that staff continues to work with the Post Office to reduce mailbox break-ins and that the Sacramento County Sheriff's deputies have been more responsive to calls for help from residents, which has reduced the number of homeless trespassers. Efkina expressed her appreciation for all of the staff and volunteers who stepped up to help fill sandbags during the threat of flooding in the severe winter storms in December. Efkina concluded by reporting that 37 Woodside homes were sold in the last year. Overall, 54 percent (392 units) are occupied by owners and 46 percent (333 unit) are occupied by tenants.

V. TREASURER'S REPORT

Treasurer Sessa reported the Association's financial liquidity at \$1,405,59, as of the end of April. That includes an Operating account of 177,140; a Reserve account balance of \$1,133,879 and a Flood account balance of \$94,500. Expenses from the Reserve account total \$66,269. Net income was a negative \$14,337, compared to a positive \$108,186 the previous month, which included insurance payments for storm-related damage. Expenses for natural gas fireplaces were \$5,000 below budget for the month but \$58,000 over budget for the year. Expenses for Grounds clean-up and Maintenance were \$5,000 and \$25,000 over budget for the month respectively, reflecting in some degree the extent of storm related clean up that is continuing on the property.

VI. ANNOUNCEMENT OF ELECTION RESULTS

Anderson reported total of 308 ballots were valid and counted while 32 were invalidated “for not following the rules,” such as lacking a signature or a sealed envelope. The voting tally in the order they were placed on the ballot is: Lyn Efin: 130; Craig Shields: 142; Sandra Williams: 202; Darla Hagge: 189 and Gisela Schultz: 159. Nine write-in ballots were also received for seven different candidates.

VII. SEATING OF NEW BOARD MEMBERS/ELECTION OF OFFICERS

MOTION by Pejuhesh, seconded by Edwards, to appoint Edwards as President, Pejuhesh as Vice-President, Darla Hagge as Secretary and Sandra Williams as Treasurer. Adopted unanimously.

MOTION by Schultz to appoint Bill Sessa as President and Darla Hagge as Treasurer, failed for lack of a second.

VIII. ADJOURNMENT

MOTION by Youssefi, seconded by Schultz to adjourn. Adopted unanimously. The meeting adjourned at 8:40 pm.

Respectfully Submitted

Bill Sessa, Secretary

APPROVED _____ 6/27/2023 _____