

WOODSIDE ASSOCIATION, INC.
MEETING
of the
BOARD OF DIRECTORS
Old Woodside Clubhouse
August 22, 2023 • 7:00 p.m.
6:30 p.m. Premeeting Meet & Greet

MINUTES

Board Members in Attendance: President Kimberly Edwards, Vice-President Hassan Pejuhesh, Treasurer Sandra Williams, Gisela Schulz, Bill Sessa, Cyrus Youssefi

Board Members Absent: none

Also Present: HOA Community Management Consultant Lidia Velici

Absent: Tamara Camara, Community Manager

I CALL TO ORDER

President Kimberly Edwards called the meeting to order at 7:00 p.m.

II. OPEN FORUM

The community management consultant logged all comments and will follow up as needed.

III. CLOSED SESSION DISCLOSURE

Sessa provided a brief summary of the closed executive session.

IV. APPROVAL OF MINUTES

- July 25, 2023, Board Meeting
MOTION by Sessa, seconded by Schulz, to accept minutes with the following amendment: **SB326** During the June 27, 2023, board meeting, the Board approved the use of a structural engineer to conduct the inspection for a maximum of \$25,000. Some concerns about the terms of the contract for \$19,000 submitted by Response Structural Engineers had been raised, and further review and discussion with the contractor resolved the concerns.
Yes: Edwards, Pejuhesh, Schulz, Sessa, Williams, Youssefi
No: None
Abstain: None
Approved.

V. PRESIDENT'S REPORT

President Edwards provided her monthly report. Highlights included the resignations of board member Darla Hagge and construction supervisor Tom Brown, and the departure of temporary community manager Sylvia Vang. She emphasized the board goal of maintenance.

VI. COMMUNITY MANAGEMENT CONSULTANT'S REPORT

Community Management Consultant Lidia Velici reported.

VII. TREASURER'S REPORT

Treasurer Williams reported that the 2022-2023' fiscal year accounts were closed.

VIII. COMMITTEE REPORTS

a. Architectural Committee

Patricia Poswall presented three applications for board approval.

MOTION by Schulz, seconded by Sessa, to approve the recommendations of the Architectural Committee.

Yes: Edwards, Pejuhesh, Schulz, Sessa, Williams, Youssefi

No: None

Abstain: None

Approved.

b. Rules Revision Committee

Craig Shields presented. Change requests should be sent to the community management consultant who will forward to Shields.

c. Environmental Committee

Carolyn Walker presented a request to fund waste enclosure signage. Signs will be placed on the outside and inside of waste enclosures to educate residents regarding which items should be deposited in which bins. Additionally, 2 compost cans for Old and 2 for Siena plus foundations were requested. The total estimated cost of signage, compost cans, and foundations is \$4,663.35 plus \$128.52 monthly plus delivery and placement of 4 new cans. MOTION by Sessa, seconded by Edwards, to purchase signage and cans and build foundations for a maximum expenditure of \$6,200.

Yes: Edwards, Schulz, Sessa, Williams

No: Pejuhesh, Youssefi

Abstain: None

Approved.

d. Tree Committee

Amy Kweskin reported that a bid had been received from NorCal Tree Management to inventory Woodside trees. Other bids are being sought.

IX. OLD BUSINESS

a. Volunteer Policy

Edwards reported that some common requirements for a volunteer policy include no power tools, no ladders, and a restricted number of allowed tools. The policy will continue to be developed.

b. Electric Vehicle Charging Stations Update

Sessa reported that three locations, one in each area of Woodside, have been selected. There is the possibility of obtaining a grant to reduce the cost of installing the charging stations.

X. NEW BUSINESS

a. Flood Insurance

The premium for flood insurance is due in September.

MOTION by Williams, seconded by Youssefi, that \$148,713 to pay the flood insurance premium be borrowed from the Reserve Fund immediately and repaid in 9 equal installments beginning October 2023.

Yes: Edwards, Pejuhesh, Schulz, Sessa, Williams, Youssefi

No:-None
Abstain: None
Approved.

b. Reserve Study

The Reserve Study is usually conducted in May, and it wasn't scheduled this year. The next on-site study is required in 2024.

MOTION by Williams, seconded by Youssefi, to schedule an on-site study in November 2023 for \$7,500 by Browning Reserve Group and for Pejuhesh to meet with them.

Yes: Edwards, Pejuhesh, Schulz, Sessa, Williams, Youssefi

No:None

Abstain: None

Approved.

XI. ADJOURNMENT

MOTION by Pejuhesh, seconded by Sessa, to adjourn the meeting.

Yes: Edwards, Hagge, Pejuhesh, Schulz, Sessa, Williams, Youssefi

No:None

Abstain: None

Adjourned.

Respectfully submitted,
Sandra Williams

APPROVED _____.