

**Woodside Association, Inc**  
**Board of Directors Meeting, Open Session Meeting Minutes**  
**December 5, 2023**

**I. Call to Order** - Interim President Hassan Pejuhesh called the meeting to order at 7:14 pm. Members present: Pejuhesh, Bill Sessa, Lyn Efken. Members absent: Cyrus Youssefi, Gisela Schultz  
**MOTION** by Sessa, seconded by Pejuhesh, to change the order of the agenda and move to the President's Report. Adopted Unanimously.

The Board presented its reasons for removing Kim Edwards as President of the Board, in response to some homeowners who requested more information, believing that a public vote of "no confidence" was insufficient and vague. Secretary/Treasurer Sessa read a statement on behalf of the Board President (considered part of the Presidents Report) and all other members that stated more specific justification for the decision. Generally, the Board cited mismanagement that created financial and operational issues and a lack of trustworthiness.

**II. Open Forum** - The Community Manager notes comments being made and follows up on any that may require immediate attention.

**III. Closed Session Disclosure** - Board Secretary Sessa reported that the Board met in Executive Session beginning at 5 pm. The Board evaluated and approved contracts for \$30,192 with Blyss Construction to complete seven repair projects, such as roof, flooring and patio repairs, that were partially done by Innovation Construction. It also approved a contract for \$46,000 to replace the roof in building 713. The Board also approved two contracts with Sac Val for \$14,245 and \$4315 to replace a sewer line and to clean out a second one. The Board also discussed legal issues and approved a payment plan from a delinquent homeowner and adjourned the meeting at 7:05 pm.

**IV. Approval of Minutes**

A. Minutes of October 24, 2023

B. Minutes of November 2, 2023 Special Meeting

**MOTION** by Efken, seconded by Sessa, to approve the minutes of the October 24,2023 Board Meeting and the November 2, 2023 Special Meeting. Adopted unanimously.

**V. President's Report** - Interim President Pejuhesh reported that the initial assessment of the Association's compliance with SB 326, which mandates certification of balcony safety, has been completed. The assessment has identified some balcony repairs needed and he reported that he has organized those projects in priority order so the problems can be addressed.

**VI. Manager's Report** - Community Manager Tamara Camara reported on several projects completed in 2023. They include exterior and interior building renovations and upgrades due to last January's winter storm. Rebuilding of exterior patio fences and stucco walls, significant gate repairs, and tree trimming, removal, and stump grinding of trees that pose hazards throughout common areas are ongoing. Buildings 722 & 724 have been re-sided, painted, and new exterior lights installed. Ongoing projects include roof repairs, and replacements on building 713.

**VII. Treasurer's Report** - Treasurer Sessa reported the current balance in the Reserve Account of \$918,917 and a total of \$405,692 in the Operating Account, which received \$374,000 in income in November. The Receivable Account totals \$142,273 and there is \$39,324 in outstanding collections.

**VIII. Committee Reports**

A. Architectural Committee

**MOTION** by Sessa, seconded by Pejuhesh, to accept the Committee's recommendation to approve the replacement of a gas log fireplace with an electric insert in unit 608-5. Adopted unanimously.

B. Environmental Update - The Committee did not submit a report

**IX. Old Business**

A. Flood and Storm Readiness Plan

**MOTION** by Pejuhesh, seconded by Sessa to approve the Flood and Storm Readiness Plan with modifications to be developed with the Community Manager to identify if or when the Association will deliver sandbags to homeowners. Adopted Unanimously.

B. SB 326 Update - This item was discussed in the President's Report

**X. New Business**

A. 2024 Election Timeline and Inspection of Elections

**MOTION** by Sessa, seconded by Efken to establish May 28, 2024, as the election day for Woodside Board of Directors and approve the interim procedural deadlines associated with the election to comply with the Davis-Stirling Act. Adopted unanimously.

**XI. Adjournment** - **MOTION** by Sessa, seconded by Efken to adjourn. Adopted unanimously. The meeting adjourned at 9:19 pm.

Respectfully Submitted

Bill Sessa, Secretary

APPROVED 01-23-24