

**Woodside Association, Inc.**  
**Board of Directors meeting, Open Session**  
**February 27, 2024**

**MINUTES**

**I. Call to Order**

Vice President Hassan Pejuhesh called the meeting to order at 7:16 pm. All Board members were present including Pejuhesh, Bill Sessa, Lyn Efken, Craig Shields, Pamela Williams, and Cyrus Youssefi.

**II. Approval of Minutes**

A. January 23, 2024, Board of Directors Meeting

**MOTION** by Williams, seconded by Efken, to approve the minutes of the January 23, 2024, Board of Directors meeting as amended. Adopted unanimously.

**III. Executive Session Disclosure**

Board Secretary Bill Sessa reported the Executive Session convened at 5 pm. The Board approved minutes of its Executive Session of January 23, 2024; reviewed three legal issues, discussed potential appointments to the Nominating Committee; denied a request from a homeowner for reimbursement for repairs to a unit and denied an appeal of a homeowner discipline issue.

The Board approved contracts to Sac Val Plumbing to replace a gate valve by gate 6 (\$2,050), replace a section of sewer line at unit 882 (\$4,475) and install new storm drains and interceptor lines at building 898 (\$19,984). Contracts were awarded to Adams Pool Specialties to replaster spas in Old (\$16,950) and Sierra (\$17,950). A proposal to repair Satellite Pool #4 was tabled.

A contract for \$128,785.78 was awarded to Precision Concrete Cutting to repair trip hazards and uneven panels on sidewalks. A contract to clean roofs, gutters and downspouts was deferred to the Fall when the work will be more effective and a proposal to replace mailboxes was tabled pending additional bids.

**IV. Appointment of Director**

**MOTION** by Williams, seconded by Shields, to appoint Nola Castle to the Board to fill the vacancy created by the resignation of Sandra Williams. Adopted unanimously.

## **V. Open Forum**

The Community Manager notes the comments made and follows up with homeowners as needed.

## **VI. President's Report**

Vice President Pejuhesh reported some Board members and staff had a preliminary meeting with Bob Browning, of Browning and Associates, to discuss the schedule for completing the update of the Reserve Study. Browning's staff have subsequently evaluated the property and an updated study is expected following input from the office.

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

Community Manager Tamara Camara reported a significant amount of tree work and other storm damage repairs are ongoing and that staff received 150 work orders in the last month, 90 of which are completed while the remainder are in progress. She noted that Sacramento County will pay for a fence that was damaged by a tree on Northrop Avenue and Woodside passed its annual fire inspection.

## **VIII. Treasurer's Report**

Treasurer Bill Sessa reported the Association's CD account was automatically rolled over. The interest on the account was .04 percent. When the CD expires in three months some of the funds will be diverted to another investment account which will provide more financial benefit to the Association.

The following balances were reported: \$173,230 in the Operating Account, \$1,118,959 in the Reserve Account, \$159,750 in the Flood Account, \$326,785 in Accounts Payable and \$58,860 outstanding in collections.

## **IX. Committee Reports**

### **A. Architectural Committee**

**MOTION** by Williams, seconded by Efken to approve the recommendations from the Committee regarding a washer/dryer installation at unit 841-15 and a bathroom remodel at 2294-8. Adopted unanimously.

### **B. Environmental/Tree Committee**

The Committee presented its report, expressing concern about the process under which three Redwood trees were removed from the property. The committee also noted the Association received some trees donated by SMUD and that others are awaiting delivery from the Sacramento Tree Foundation.

### C. Rules Revision Committee

The Committee outlined its schedule for revising and updating rules.

## X. Director Election

### A. Status Report

Board member Williams reported that legal notices have been sent to homeowners and another pre-ballot notice will be sent by March 19, the legal deadline. She noted that the filing deadline for candidates is March 15. All candidate statements will be sent to homeowners along with other ballot material by the Inspector of Elections on or before April 22.

### B. Appointment of Nominating Committee

MOTION by Efken, seconded by Williams, to appoint Lucy Steffens, Jillian Powell and Daniel Nardinelli to the Nominating Committee. Adopted unanimously.

### C. Ballot Order Selection Process

Williams noted the names of candidates will be drawn by the Nominating Committee on March 12, at 5:00 pm in the Association Clubhouse to determine the order they will appear on the ballot.

## XI. Old Business

### A. EV Charging Station Update

Board member Sessa reported that, pending a grant from the California Energy Commission, SMUD is offering grants to expand electrical capacity in addition to rebates for chargers and that Woodside is on SMUD's list of prospective grantees.

### B. Gas Logs

By consensus, the Board agreed to consider a revised gas log rule at its March meeting.

## XII. New Business

### A. Draft CPA Financial Statement and Supplementary Information 2023

**MOTION** by Sessa, seconded by Pejuhesh, to accept the report prepared by Shaw Accountancy. Adopted unanimously.

B. Stucco vs Wood

**MOTION** by Pejuhesh, seconded by Shields, the Association will replace patio walls in kind, that homeowners can request wood in lieu of stucco, but not stucco to replace wood. Adopted unanimously.

**XIII. Town Hall Updates**

The Board reviewed key issues raised at the recent Town Hall.

**XIV. Adjournment**

**MOTION** by Sessa, seconded by Shields, to adjourn. Adopted unanimously. The meeting adjourned at 9 pm.

Respectfully Submitted

Bill Sessa, Secretary

Approved: 03/26/2024