

Woodside Association Inc
Board of Directors Meeting, Open Session
March 26, 2024

MINUTES

I. Call to Order

Vice-President Hassan Pejuhesh called the meeting to order at 7:01 pm. All Board members were present; Pejuhesh, Bill Sessa, Lyn Efken, Nola Castle, Craig Shields, Pamela Williams, Cyrus Youssefi.

II. Approval of Minutes

A. Minutes of February 27, 2024, Board of Directors Meeting

MOTION by Sessa, seconded by Efken to approve the minutes of the February 27, 2024, Board of Directors Meeting, as amended. Adopted unanimously.

III. Closed Session Disclosure

Board Secretary Bill Sessa reported the Board met in Executive Session at 5 pm. The Board discussed two legal issues, potential appointments to the Nominating Committee and funding necessary for balcony repairs to comply with SB326. The Board approved Notices of Default on four homeowner accounts. The remaining agenda items were deferred to a future Executive Session (subsequently scheduled for April 4, 2024), in the interests of time. The meeting adjourned at 7 pm.

IV. Open Forum

The Community Manager notes comments made by homeowners and follows up on those as needed.

V. V. President's Report

Vice-President Pejuhesh commented that recent letters sent to homeowners included false information and inappropriate comments that was hurting staff and had a negative effect on Woodside's overall environment and urged that candidates for Board seats in the upcoming election be more conscientious in their comments.

VI. VI. Community Manager's Report

VII. Treasurer's Report

Treasurer Bill Sessa reported balances in the following accounts as of the end of February: Operating cash, \$60,558; Reserve Account, \$1,609,301; Flood Account, \$167,000; Accounts Payable, \$157,805. Delinquencies are \$30,000, less than the month prior.

VIII. Committee Reports

A. Architectural Committee

MOTION by Pejuhesh, seconded by Efken, to approve the recommendations of the Architectural Committee. They include a gas to electric fireplace conversion for unit 609-5, a window replacement at 641-2, a sliding glass door replacement at 800-8 and installation of a washer and dryer combination at 887-8. Adopted unanimously.

B. Environmental/Tree

C. Landscape

These committee reports were combined and accepted by the Board.

IX. Old Business

A. Director of Election Update

Board member Williams reported that Candidate statements were received from nine people and were submitted to the Inspector of Elections and that ballot material is expected to be mailed to homeowners by the third week of April.

B. Appointment of Nominating Committee

MOTION by Castle, seconded by Williams, that Sylvia Bakehouse be appointed to the Nominating Committee, replacing Daniel Nardinelli, who was unable to serve. Adopted unanimously.

X. New Business

A. Water Use for Landscaping

MOTION by Efken, seconded by Shields, to allocate \$5,000 to Fernandez

Landscaping for repairs to the irrigation system. Ayes: Sessa, Efken, Castle, Shields, Williams, Youssefi. Naye: Pejuhesh. Adopted on a 6-1 vote.

B. Collection Policy Update

Community Manager Camara reported new deadlines for payments will coincide with closing hours of the office. No Board action taken.

C. SMUD Incentives for EV Charger and Hot Water Heater

The Board received an update that the Association is awaiting approval for SMUD grants that include rebates for equipment and for increasing the capacity of the electrical system.

XI. Liens

MOTION by Williams, seconded by Youssefi, to ratify liens on accounts 0000542, 0000541, 000282, 0000714 and 0000233 as approved in Executive Session on February 27, 2024. Adopted unanimously.

XII. Adjournment

MOTION by Sessa, seconded by Williams, to adjourn. Adopted unanimously. The meeting adjourned at 8:26 pm.

Respectfully Submitted

Bill Sessa, Secretary

APPROVED: April 23, 2024