

# Woodside Commons Homeowners' Association

1935 Dry Creek Road suite 203, Campbell, CA 95008

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## MINUTES OF THE MEETING OF THE WOODSIDE COMMONS BOARD OF DIRECTORS

Meeting Date: January 12, 2026  
Meeting Time: 6:30 PM  
Meeting Location: Teleconference

### BOARD MEMBERS

President	Jeff Williams	Present (by teleconference)
Vice President	Cynthia Haines Present	Present (by teleconference)
Secretary	Farid Al Koraishi	Absent
Treasurer	Garth Gurley	Present (by teleconference)
Director	Paul De Jean	Absent

### OTHERS PRESENT

Mark Hudkins Community Management Services, Inc. (by teleconference)

### I-CALL TO ORDER

A. The Board of Directors meeting was called to order at 6:45 P.M.

### II-APPROVAL OF MINUTES

- A. The Minutes from November 18, 2025, Board of Directors meeting, were accepted. Jeff Williams made a motion to approve. **The motion was seconded and carried.**
- B. The Minutes from November 18, 2025, Board of Directors Executive Session meeting, were accepted. Jeff Williams made a motion to approve.

### III- ASSOCIATION MANAGER REPORT

- A. Financials:  
The Board will review the incoming unaudited November and December 2025 financial statements, all 9 documents per California Civil Code 5500.

### IV – NEW BUSINESS/OLD BUSINESS

- A. Landscaping/Trees: The Board discussed the vendor Green Grass regarding upcoming landscape improvements.
- B. Termite treatment: The Board discussed a summary of budgeting and scheduling for termite treatment. Cynthia Haines made a motion to approve the proposed termite treatment work, excluding fumigation, for \$ . **The motion was seconded and carried.**
- C. Electrical Panel Replacements: The Board discussed the status of electrical panel replacements and emergency special assessment that will be required.
- D. Plumbing: The Board reviewed correspondence and a proposal from Consolidated Plumbing for repairs to a leaking pipe in the parking garage. This was tabled pending review of additional proposals.
- E. Janitorial: The Board reviewed an updated contract proposed from Cleaning Crew Services with revision to cobweb cleaning increased from quarterly to 1x per month, for \$610 per month. Jeff Williams made a motion to approve. **The motion was seconded and carried.**
- F. Gutters: The Board reviewed confirmation of gutter cleaning completed by Commercial Gutter November 17-22.
- G. Lights: The Board reviewed light repairs completed.
- H. Correspondence was reviewed.

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- I. Annual Calendar: The Board reviewed the Annual calendar for 2025.
- J. Open Items: No open items were discussed.

## **V-OPEN FORUM**

No items were discussed during Open Forum.

## **VI-EXECUTIVE SESSION**

The Board adjourned and went into executive session at 7:35 P.M. to review delinquencies. The Board called the regular meeting back to order at 7:38 P.M.

## **VII-ADJOURNMENT**

- A. The meeting was adjourned at 7:38 P.M.
- B. The next meeting is scheduled for 6:30 P.M. on February 24, 2026.