

Woodside Commons Homeowners' Association

1935 Dry Creek Road suite 203, Campbell, CA 95008

MINUTES OF THE MEETING OF THE WOODSIDE COMMONS BOARD OF DIRECTORS

Meeting Date: February 24, 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	Present (by teleconference)
Treasurer	Garth Gurley	Present (by teleconference)
Director	Paul De Jean	Present (by teleconference)

OTHERS PRESENT

Pavlo Golovko	Homeowner (by teleconference)
Isable Regan	Homeowner (by teleconference)
Bincheng Wang	Homeowner (by teleconference)
Mark Hudkins	Community Management Services, Inc. (by teleconference)

I-CALL TO ORDER

- A. The Board of Directors meeting was called to order at 6:38 P.M.

II-APPROVAL OF MINUTES

- A. The Minutes from January 12, 2026, Board of Directors meeting, were accepted. Jeff Williams made a motion to approve. **The motion was seconded and carried.**
- B. The Minutes from January 12, 2026, Board of Directors Executive Session meeting, were accepted. Jeff Williams made a motion to approve. **The motion was seconded and carried.**

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. Jeff Williams made a motion to approved purchasing a \$100,000 CD to replace the CD that expired 2/12/2026, for a 6-month term. **The motion was seconded and carried.**

IV – NEW BUSINESS/OLD BUSINESS

- A. Landscaping/Trees: The Board discussed landscape maintenance. Jeff Williams made a motion to approve invoices from Green Grass for \$90 for fertilizer treatment, and \$985 for reseeding and compost. **The motion was seconded and carried.**
- B. Proposed New Rules / Electrical Panels: The Board reviewed correspondence regarding proposed new rules 'Resolution Adoption Work Affecting Utilities, Plumbing, and Mechanical Systems', and recommendations from legal counsel for 2 modifications. Jeff Williams made a motion to approve adopting both recommended modifications. **The motion was seconded and carried.**
- C. Plumbing:
The Board reviewed and discussed correspondence regarding an estimate in process for an intermittent plumbing leak above parking space E3.

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The Board reviewed and discussed correspondence regarding a plumbing leak between Unit 11, Unit 20, and the common area.

- D. Janitorial: The Board reviewed the current contract and pressure washing schedule, and lighting repairs with Cleaning Crew Services.
- E. Chimney/Dreyer Vents: The Board reviewed a proposal from Chimney Clean and Dryer Duct Company. Cynthia Haines made a motion to approve the proposal for \$17,117. **The motion was seconded and carried.**
- F. Gates: The Board reviewed the current contract with Sector Security.
- G. Parking: The Board reviewed the current list of rental parking spaces.
- H. Correspondence was reviewed.
- I. Annual Calendar: The Board reviewed the Annual calendar for 2026.
- J. Termites: No termite issues were discussed.
- K. Open Items: No open items were discussed.

V-OPEN FORUM

A homeowner expressed concerns regarding parking space storage violations and enforcement process.

VI-EXECUTIVE SESSION

The Board adjourned and went into executive session at 7:40 P.M. to review delinquencies and collection reports. The Board called the regular meeting back to order at 7:42 P.M.

VII-ADJOURNMENT

- A. The meeting was adjourned at 7:42 P.M.
- B. The next meeting is scheduled for 6:30 P.M. on March 24, 2026.