

# 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: March 24, 2026  
Meeting Time: 6:30 PM  
Meeting Location: Teleconference

### BOARD MEMBERS

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

### OTHERS PRESENT

Margery Challenger-Lee	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 6:32 P.M.

### II-APPROVAL OF MINUTES

- A. The Minutes from February 24, 2026, Board of Directors meeting, were accepted. Jeff Williams made a motion to approve. **The motion was seconded and carried.**
- B. The Minutes from February 24, 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 January and February 2026 financial statements, all 9 documents per California Civil Code 5500.
- B. Financial annual review 2025: The Board reviewed a draft of the financial review report for 2025. Jeff Williams made a motion to approve. **The motion was seconded and carried.**

### IV – NEW BUSINESS/OLD BUSINESS

- A. Landscaping/Trees: No landscape maintenance issues were discussed.
- 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. Jeff Williams made a motion to approve pending review of the final draft. **The motion was seconded and carried.**  
The Board reviewed a request from Unit 20 for payment plan for subpanels for a 12-month payment plan. Jeff Williams made a motion to approve. **The motion was seconded and carried.**
- C. Plumbing:  
The Board reviewed and discussed correspondence and issues regarding a plumbing leak between Unit 11, Unit 20, and the common area.
- D. Janitorial: The Board reviewed confirmation of pressure washing, and lighting repairs completed with Cleaning Crew Services.

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- E. Chimney/Dreyer Vents: The Board reviewed confirmation of completed work from Chimney Clean and Dryer Duct Company.
- F. Noise complaints: The Board reviewed correspondence regarding noise complaints and a possible violation at Unit 2.
- G. Violations: The Board reviewed a violation letter for stored items in the common area and parking spaces.
- H. Correspondence was reviewed.
- I. Annual Calendar: The Board reviewed the Annual calendar for 2026.
- J. Annual Meeting/Election of Directors: The Board discussed scheduling.
- K. Website: No website issues were discussed.
- L. Open Items: Unit 20 raised concern over Xfinity having an outdated homeowner list for the Association. Paul De Jean volunteered to send a letter to the contact at Xfinity to confirm the current homeowner for Unit 20.

## **V-OPEN FORUM**

The lighting for Building B is not going on until about 10:00pm. The light sensor for Building B needs to be inspected and adjusted.

## **VI-EXECUTIVE SESSION**

The Board adjourned and went into executive session at 7:12 P.M. to review delinquencies and collection reports. The Board called the regular meeting back to order at 7:18 P.M.

## **VII-ADJOURNMENT**

- A. The meeting was adjourned at 7:18 P.M.
- B. The next meeting is scheduled for 6:30 P.M. on April 28, 2026.