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:	April 28, 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	Present (by teleconference)

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 6:34 P.M.

II-APPROVAL OF MINUTES

A. The Minutes from March 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 March 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 March 2026 financial statements, all 9 documents per California Civil Code 5500.

The Board discussed the need to add line items to the reserve account budget:

1) Electrical Panel replacements (main) for 7 buildings for a cost of $200,000, 50-year life.
2) Chimney vents maintenance for 54 units at $169 per unit, 7-year life.
3) Dryer vent maintenance for 54 units at $149 per unit, 2-year life.

Jeff Williams made a motion to approve. **The motion was seconded and carried.**

IV – NEW BUSINESS/OLD BUSINESS

A. Landscaping/Trees: Bayland Landscaping will be asked to refrain from dumping green waste and debris into the bins.

B. Electrical Panels:

The Board reviewed a status report from Trout Electric for subpanel replacements.

The Board reviewed a request from Unit 9 for payment plan approval for the cost of the subpanel replacement. The Board approved a payment plan with no interest if paid in full over a 12-month period. After 12 months there would be 12% interest per month. Jeff Williams made a motion to approve. **The motion was seconded and carried.**

C. New Rules Adoption:

The Board reviewed a final version of the rules 'Resolution Adoption Work Affecting Utilities, Plumbing, and Mechanical Systems'. Jeff Williams made a motion to approve. **The motion was seconded and carried.**

D. Plumbing:
The Board reviewed and discussed correspondence regarding plumbing issues at Parking space E3, Unit 11/20, 14, 19, 31.
The Board reviewed a reimbursement request from Unit 29 for repairs to a tenant's vehicle from a plumbing leak drip above parking space E3. Jeff Williams made a motion to approve the reimbursement of $206.55. **The motion was seconded and carried.**
The Board discussed the potential need for hydro-flushing common area piping.
E. Fire system inspections: The Board revi3ewed correspondence with Thorpe Design confirming required fire system inspections.
F. Janitorial: The Board reviewed correspondence with Cleaning Crew Services regarding light repairs at unit 16 and unit 50 and hauling away of dumped items.
G. Garbage service: The Board discussed missed garbage pickups from GreenTeam and options for resolution.
H. Pest/wasp nest: The Board reviewed correspondence with Earl's Pest Control confirming a removed wasp nest from outside of Unit 50.
I. Website: The Board reviewed website updates.
J. Newsletter: The Board reviewed the newsletter.
K. Annual Meeting/Election of Directors: The Board discussed the nomination forms and deadline of May 31.
L. Annual Calendar: The Board reviewed the Annual calendar for 2026.
M. Open Items:
The issue of dumping and dumped items in the common area was discussed including a wheelchair and toilet. Future newsletter items were discussed.
A continued violation of stored items on the balcony of Unit 20 was discussed.
Large black bees were discussed.
Potential structural issues with the common area stairs were discussed.

V-OPEN FORUM

No additional items were discussed during open forum.

VI-EXECUTIVE SESSION

The Board adjourned and went into executive session at 7:36 P.M. to review delinquencies and collection reports. The Board called the regular meeting back to order at 7:50 P.M.

VII-ADJOURNMENT

A. The meeting was adjourned at 7:50 P.M.
B. The next meeting is scheduled for 6:30 P.M. on May 26, 2026.