

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: May 26, 2026
Meeting Time: 6:30 PM
Meeting Location: Teleconference

BOARD MEMBERS

President	Jeff Williams	Present (by teleconference)
Vice President	Cynthia Haines	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

Margery Challenger-Lee	Homeowner
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 April 28, 2026, Board of Directors meeting, were accepted. Jeff Williams made a motion to approve. **The motion was seconded and carried.**
- B. The Minutes from April 28, 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 April 2026 financial statements, all 9 documents per California Civil Code 5500.

IV – NEW BUSINESS/OLD BUSINESS

- A. Landscaping/Trees: Landscaping and Tree maintenance were discussed.
- B. Electrical Panels:
The Board reviewed a proposal from RCK Build for modifications to the main building electrical panel storage closets for all 7 buildings, to comply with current PG&E requirements, for a total cost of \$107,850.00. Cynthia Haines made a motion to approve. **The motion was seconded and carried.**
The Board reviewed a status update on complete and incomplete subpanel replacements. The Board met with the homeowner of Unit 20 and discussed a potential roof leak that could be causing water leakage into the panel box.
- C. Plumbing:
The Board met with the homeowner of Unit 20 and discussed plumbing issues recently resolved at Unit 20 (upper unit) and Unit 11 (lower unit).
The Board discussed the potential need for hydro-flushing common area piping.
- D. Fire system inspections: The Board reviewed reports from Thorpe Design confirming required fire system inspections.

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- E. Garbage Service: The garbage service was discussed.
- F. Violations: The Board reviewed a violation letter regarding storage items stored on the balcony of Unit 20. The Board met with the homeowner of Unit 20 and discussed a violation of the CC&Rs regarding storage items which have been stored on the balcony of Unit 20 for several months, and a deadline of August 1, 2026, for the homeowner to comply with removing them.
- G. Correspondence: The Board reviewed email correspondence. The Board discussed a dry rot repair needed to the building exterior outside of Unit 44.
- H. Website: The Board reviewed website updates with Rogue web works.
- I. Newsletter: The Board reviewed the newsletter.
- J. Annual Calendar: The Board reviewed the Annual calendar for 2026.
- K. Open Items:
The Board discussed additional units that may be in violation for storage items stored on their balconies.

V-OPEN FORUM

Recent mailbox break-ins were discussed, and a notification to the community regarding the temporary pickup of mail at the post office located at 500 W. Hamilton Avenue.

VI-EXECUTIVE SESSION

The Board adjourned and went into executive session at 7:38 P.M. to review delinquencies and collection reports. The Board called the regular meeting back to order at 7:57 P.M.

VII-ADJOURNMENT

- A. The meeting was adjourned at 7:58 P.M.
- B. The next meeting is scheduled for 6:30 P.M. on June 23, 2026.