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:	June 30, 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 6:39 P.M.

II-APPROVAL OF MINUTES

A. The Minutes from May 26, 2026, Board of Directors meeting, were accepted. Jeff Williams made a motion to approve. **The motion was seconded and carried.**

B. The Minutes from May 26, 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 reviewed the unaudited May 2026 financial statements, all 9 documents per California Civil Code 5500. The Board discussed possible funding options for the electrical panel replacements. Jeff Williams made a motion to approve purchasing a $250,000 CD for a 6-month term. **The motion was seconded and carried.**

B. Reserve Study:
The Board reviewed bids for an updated reserve study report. This was tabled pending additional bids.

C. Management Contract:
The Board reviewed an updated management contract with Community Management Services, Inc.

IV – NEW BUSINESS/OLD BUSINESS

A. Landscaping/Trees: Landscaping and Tree maintenance were discussed.

B. Electrical Panels:
The Board discussed the progress, and drafting a letter to the membership with a reminder of the timeline and possible fines for non-compliance.

C. Plumbing:
The Board reviewed a report from Four Seasons Roofing confirming no water leakage related to roofing at the roof area above Unit 20.

The Board reviewed a proposal from Aquatek Plumbing for hydro-flushing sewer lines. This was tabled pending review of additional proposals.
The Board reviewed correspondence regarding water leaks in the parking garage above parking spaces A1, A7, A8, B3, C5, E3, R9.

D. Fire system inspections: The Board reviewed reports from Thorpe Design confirming required fire system inspections, and correspondence regarding possible false alarms reported.
E. Chimneys: The Board reviewed reports and recommendations from ChimneyClean and Dryer Duct Company.
F. Garbage Service: The garbage service was discussed. The Board reviewed correspondence from GreenTeam regarding missed services.
G. Exterior Building Damage/Pests: The Board reviewed a report from Able Exterminators on an exterior building repair needed outside of Unit 44.
H. Noise Complaints: The Board reviewed correspondence regarding noise complaints between Unit 1 and Unit 2.
I. Mailbox Break-in: The Board reviewed correspondence regarding a mailbox break-in and temporary mail pick up at the Campbell post office. The process for issuing and activation of gate clickers was discussed.
J. Correspondence: The Board reviewed email correspondence.
K. Website: The Board reviewed website updates with Rogue web works.
L. Annual Election of Directors: Cynthia Haines made a motion to appoint the Inspector of Election – Deanna Liberty with HOA Liberty Election Services. **The motion was seconded and carried.**
M. Annual Calendar: The Board reviewed the Annual calendar for 2026.
N. Open Items:
The Board discussed intermittent issues with the garage entry gate, and issues with the garbage/recycling service.

V-OPEN FORUM

No issues were discussed at open forum.

VI-EXECUTIVE SESSION

The Board adjourned and went into executive session at 8:00 P.M. to review delinquencies and collection reports. The Board called the regular meeting back to order at 8:01 P.M.

VII-ADJOURNMENT

A. The meeting was adjourned at 8:01 P.M.
B. The next meeting is scheduled for 6:30 P.M. on July 28, 2026.