

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: August 25, 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

Paul Taira	Homeowner
Mark Hudkins	Community Management Services, Inc. (by teleconference)

I-CALL TO ORDER

- A. The Board of Directors meeting was called to order at 6:35 P.M.

II-APPROVAL OF MINUTES

- A. The Minutes from June 30, 2026, Board of Directors meeting, were accepted. Cynthia Haines made a motion to approve. **The motion was seconded and carried.**
- B. The Minutes from June 30, 2026, Board of Directors Executive Session meeting, were accepted. Cynthia Haines made a motion to approve. **The motion was seconded and carried.**

III- ASSOCIATION MANAGER REPORT

- A. Financials:
The Board reviewed the unaudited June and July 2026 financial statements, all 9 documents per California Civil Code 5500. Water bills and costs were discussed. The Board discussed possible funding options for the electrical panel replacements. Jeff Williams made a motion to approve purchasing a \$100,000 CD for a 6-month term to replace the CD expiring 9/10/2026. **The motion was seconded and carried.**
- B. Reserve Study:
The Board reviewed proposals for an updated reserve study report. Jeff Williams made a motion to approve the proposal from Association Reserves for \$2,390 for a site visit report. **The motion was seconded and carried.**
- C. Signature cards for bank:
The Board discussed the status of signature card updates with Heritage Bank / Citizens Bank.

IV – NEW BUSINESS/OLD BUSINESS

- A. Landscaping/Trees: Landscaping and Tree maintenance were discussed.
- B. Electrical Panels:
The Board discussed the progress, and enforcement for units that have not complied to date.
Unit 9:

Woodside Commons Homeowners' Association

1935 Dry Creek Road suite 203, Campbell, CA 95008

Unit 18:

C. Plumbing:

Invoices: Plumbing invoices from Consolidated Plumbing were reviewed. The cost of invoice #??? will be split between the homeowner of Unit 14 and Unit 9.

Hydro-flushing: The Board reviewed a proposal from Consolidated Plumbing, and Aquatek Plumbing for hydro-flushing sewer lines. Cynthia Haines made a motion to approve the proposal from Aquatek Plumbing for \$5,882.00. **The motion was seconded and carried.**

D. Gutter cleaning: The Board reviewed a proposal for gutter cleaning for the upcoming season. Jeff Williams made a motion to approve the proposal from Commercial Gutter for \$2,300.00. **The motion was seconded and carried.**

E. Fire system inspections: The Board reviewed correspondence from Thorpe Design regarding fire system inspections.

F. Correspondence: The Board reviewed email correspondence.

G. Fob tracking: No issues were discussed.

H. Open Items:

The Board discussed a deteriorating beam outside of Unit 44, and additional information needed from Abel Exterminators.

I. Annual Calendar: The Board reviewed the Annual calendar for 2026.

V-OPEN FORUM

The homeowner of Unit 58 explained current interior modifications in process. Flooring standards and requirements were discussed.

VI-EXECUTIVE SESSION

The Board adjourned and went into executive session at 7:51 P.M. to review delinquencies and collection reports. The Board called the regular meeting back to order at 7:53 P.M.

VII-ADJOURNMENT

A. The meeting was adjourned at 7:53 P.M.

B. The next meeting is scheduled for 6:30 P.M. on September 22, 2026.