

Voices Community Meeting Agenda
February 13, 2024
6:00 pm
Old Woodside Clubhouse

Meeting Norms: Please raise hand to speak; no personal criticism will be allowed; to ensure everyone gets a chance to speak, please limit each instance of speech to 3 minutes; please note that meetings are open and your comments may be repeated outside the meeting

Voices Vision Statement: To provide a forum for discussion of positive outcomes focused on improving and enhancing the quality of life at Woodside.

A. Welcome and Meeting Norms (6:00–6:05)

UPDATE: Guest co-facilitator Jadwiga (yad vee ga) Wieczner will assist at the February meeting. Please let me know if you'd like to co-facilitate a future meeting.

B. Introductions (6:05–6:20)

C. Discussion (6:20–7:30)

1. Reserve Study Petition (6:20–6:40)

- Petition with 86 signatures delivered 1/18/2024
BIG THANKS to Lucy Steffins for organizing the petition, to everyone who gathered signatures, and to those who signed!
- By law, Board must set meeting date and send notices to all homeowners within 20 days (2/7/24) UPDATE: Notice was emailed and posted on laundry room doors on 2/7/2024
- Meeting must be set between 35 and 90 days of receiving petition (2/22 – 4/17/2024)
UPDATE: Meeting was set for 4/17/2024 at 7:00; location to be determined
- Reserve Study conducted annually by Browning Reserve Group
- Covers maintenance needs for the next 30 years, including projected costs

2. Townhall Meeting on Jan. 30 (6:40–7:10)

- Attended by 60-70 homeowners
- Hot water issues in Sierra and East
- Sewage complaints – Sewage in one unit reported 5 times without being resolved
- Need for a special assessment of \$10 - \$20 million
- Follow-up townhall meetings to be scheduled?

3. Election (7:10–7:30)

- Four openings – Seats currently held by Bill Sessa, Cyrus Youssefi, Hassan Pejuhesh, and appointee Pam Williams (no relation to Sandra)
- Nominations due Tuesday, March 5
- Opportunity to reshape the Board

D. Adjournment (7:30)

Woodside Covenants, Conditions, and Restrictions (CC&Rs)

https://woodsidehoa.com/wp-content/uploads/2023/07/cc_rs_restated.pdf

Woodside Bylaws

https://woodsidehoa.com/wp-content/uploads/2023/07/restated_bylaws.pdf

Assembly and Meetings. Effective January 1, 2018, associations cannot prohibit members and residents from peacefully assembling or meeting with other members, residents, or their respective invitees or guests for purposes relating to (i) CID living, (ii) association elections, (iii) legislation, (iv) elections to public office, or (v) the initiative, referendum, or recall processes. (Civ. Code § 4515(b)(1).)

Canvassing and Petitioning. Associations cannot prohibit members or residents from canvassing or petitioning (1) members, (2) the association's board, and (3) residents to participate in permitted activities (assembling, meeting, speaking with public figures, etc.). (Civ. Code § 4515(b)(4).)

Distributing Flyers. Members cannot be prohibited from distributing or circulating, without permission, information about (1) CID living, (2) association elections, (3) legislation, (4) election to public office, (5) the initiative, referendum, or recall processes, or (6) other issues of concern to members and residents. This is by far the broadest and most overreaching portion of the new law. The scope of information which may be distributed, without permission, is effectively unlimited. It need only be any matter which concerns a member or resident. (Civ. Code § 4515(b)(5).)

Source: <https://www.davis-stirling.com/HOME/P/Political-Activities-Flyers>

CID = Common Interest Development

RESERVES AFFECT MARKET VALUES

The founder of Association Reserves, Inc., Robert Nordlund, conducted a study to see if property values were affected by the strength of an association's financial reserves. He compared the sales price (measured in price per square foot) of units in 100 comparable condominium associations to the their reserve fund strength (measured in % funded). He found that market values were 12.6% higher in associations with strong reserves (over 70% funded) than in associations with weak reserves (under 30% funded).

In general, the following factors are indicators of an unhealthy community association:

1. Deferred Maintenance
2. Special Assessments
3. FHA Lending Restrictions
4. Lower Home Values

Recommendation: Associations with weak reserves should make a concerted effort to build strong reserves and, at the same time, raise the maintenance levels in the development. Doing so will increase property values.

Source: <https://www.davis-stirling.com/HOME/R/Reserves-Affect-Market-Value>