

**Voices Community Meeting Agenda**  
**March 12, 2024**  
**6:00 pm**  
**Old Woodside Clubhouse**  
**and virtual via Zoom (link in email)**

**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)

Guest co-facilitator Aubrey Pettaway will assist at the March 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. Board Meeting Highlights 2/27/2024 (6:20–6:40)

(in no particular order; please let Sandra know if you catch any errors)

- Nola Castle appointed to fill third Board vacancy
- Lucy Steffens, Jill Powell, and Nola Castle appointed to Nominating Committee (Daniel Nardinelli had been appointed but declined)
- In Open Forum, a homeowner reported his account had been submitted to a collection agency and provided payment documentation to the Board; he contacted the office after each request for payment stating he had paid and when he received no response thought they had corrected the error
- In Open Forum, it was pointed out that the Rules Hearing Committee doesn't comply with Civil Code Section 5855
- Homeowners were asked not to email the Board
- Tree Committee reported on removal of healthy redwood tree; tree removal guidelines addressed in the Rules and Regulations (46.2.5 and 46.2.6 of the 2020 rules)
- Rules Committee is waiting for legal review of certain rules; updated rules to clear up inconsistencies with Rules submitted for homeowner review in January 2023 requested in August 2023
- EV charging stations: Per Bill Sessa, planned sites near laundry rooms not feasible because the electrical system won't support concurrent use of laundry equipment and vehicle charging
- Gas logs: Board to allow homeowners to be removed from the gas log program if they have their gas line locked; office to retain key; PG&E's cost for locking service not reported; unclear whether lines can be locked individually or whether the lock must be applied at the shared meter
- Stucco vs. wood: Board revisited the issue and decided homeowners can choose to replace stucco with wooden fencing; updated cost comparison not provided; architectural standards compliance not addressed
- Financial review verbally reported by Bill Sessa; NOTE: According to Civil Code Section 5305, a copy of the review is supposed to be distributed individually to each homeowner within 120 days of fiscal year end on June 30, which would have been October 28

## 2. Townhall Meeting Follow-Up (6:40–7:10)

- Craig Shields brought items to Board, as requested in last Voices meeting
- Hot water issues in Sierra and East: Alicante (development across the street on Sierra Blvd.) was visited; there was some discussion with Mr. SMUD  
If you remember anything the Board said about action they will take to move this issue forward, please share in Voices
- Sewage complaints: The community manager said the issues were fixed or in progress
- Need for a special assessment of \$10 - \$20 million: Funding issues weren't addressed
- A follow-up townhall meetings was not 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)
- Opportunity to reshape the Board
- Several experienced and motivated people have stepped up; candidates are incumbents Bill Sessa and Hassan Pejuhesh, Jennifer Choy, Darren Keenan, Phil Tong, Silvina Martinez, Donna Scholl, Jadwiga "Gigi" Wieczner, Karen Sharp, and Sandra Williams
- A drawing to determine order in which names will appear on ballot will be held March 12 at 5:00 pm in the Old Woodside Clubhouse (coincidentally, immediately preceding the Voices meeting)
- Voices to host two Zoom events and invite all candidates to attend; dates TBA

## D. Adjournment (7:30)

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

[https://woodsidehoa.com/wp-content/uploads/2023/07/cc\\_rs\\_restated.pdf](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](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