

Cedarwood Homeowners' Association

Minutes of the Regular Meeting

January 9, 2020

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DATE

Call to Order:

The meeting was called to order by Mike Klein at 6:34 PM.

SIGNATURE

DATE

Roll Call:

Board Members Present: Mike Klein, Marilyn Taddey, Srinu Swarmi, Faye Beckett, Tom Wong, Phillip Yu

Management Present: Jamilyn Taddeo

Residents Present: Anjali Sheffrin- 1289 Riesling Terrace

Open Quorum:

Sheffrin stated she had communicated with Taddeo regarding the roof leak at her mother's unit, 1289 Riesling Terrace. Sheffrin stated that Taddeo sent out IQV to assess the roof and repair as needed. Sheffrin requested to have IQV come back out to her mother's unit to inspect the inside of the crawl space to make sure there wasn't any further damage. The board requested Taddeo contact IQV to complete a further inspection.

Yu reported that the stucco outside of his patio is damaged. Yu requested the board have the issue inspected to determine the extent of the damage to the building. The board requested Taddeo contact Homeworx to assess the stucco damage in Yu's patio.

Swarmi reported the stucco around the rain gutter in the patio is damaged. Swarmi provided photos of the damage and requested the board have the issue inspected to determine that extent of damage. The board requested Taddeo contact Homeworx to assess the stucco damage in Swarmi's patio.

Manager's Report:

Yu moved "to accept the January 2020 Manager's Report as submitted and to incorporate it into the minutes." Wong seconded the motion and it passed unanimously.

Minutes:

Wong moved "to approve the November 14, 2019 regular board meeting minutes, as submitted." Beckett seconded the motion and it passed unanimously.

Financial Review:

The board reviewed the November-December 2019 financial statement that contained a current reconciliation of the association's operating accounts; a current reconciliation of the association's reserve accounts; the current year's actual reserve revenues and expenses compared to the current year's budget; the latest account statements prepared by the financial institutions where the associations has its operating and reserve accounts; and an income and expense statement for the association's operating and reserve accounts.

Business:

a.) Sign Installation:

The board reviewed the sign installation proposal from Homeworx.

Wong moved "to approve the Homeworx sign installation proposal for \$500.00." Yu seconded the motion and it passed unanimously.

Klein stated that additional work would be added to the original proposal for the installation of the signs.

Wong moved "to approve the additional work from Homeworx with a NTE \$900." Yu seconded the motion and it passed unanimously.

b.) Gutter Cleaning Proposals:

The board reviewed the proposals from East West and Commercial Gutter proposal for the annual gutter cleaning.

Taddey moved "to approve the Commercial Gutter proposal for the annual gutter cleaning for first cleaning at \$2,062.50 and approved the second cleaning at \$85.00 per man per hour." Yu seconded the motion and it passed unanimously.

c.) SB323 Election Rules Proposal:

The board reviewed the Tinnelly Law Group proposal for the SB323 Election Rules proposal.

Taddey moved "to approve the Tinnelly Law Group proposal with a NTE \$500." Beckett seconded the motion and it passed unanimously.

Ratification of Proposals:

a.) Homeworx replacing the lights at 5 units for \$210.00.

Taddey moved "to approve the proposal from Homeworx for replacing the lights at 5 units for \$210.00." Yu seconded the motion and it passed unanimously.

b.) The board reviewed the proposal from Homeworx for monthly janitorial services.

moved "to approve the Ilda's Janitorial proposal." Wong seconded the motion and it passed unanimously.

c.) Klein discussed the completed work orders with the board.

Adjournment:

There being no further business to come before the Board and no objections, the meeting was adjourned by Klein at 7:39pm.

Respectfully submitted by,



Jamilyn Taddeo
Community Association Manager
On behalf of Secretary, Board of Directors

Cedarwood Homeowners' Association

Minutes of the Regular Meeting

March 25, 2020

Call to Order:

The meeting was called to order by Mike Klein at 2:38 PM.

Roll Call:

Board Members Present: Mike Klein, Marilyn Taddey, Faye Brackett, Tom Wong, Phillip Yu

Board Members Absent: Srin Swarmi

Management Present: Jamilyn Taddeo

Open Quorum:

Nothing to report.

Manager's Report:

Yu moved "to accept the March 2020 Manager's Report as submitted and to incorporate it into the minutes." Wong seconded the motion and it passed unanimously.

Minutes:

Wong moved "to approve the January 9, 2020 regular board meeting minutes, as submitted." Wong seconded the motion and it passed unanimously.

Financial Review:

The board reviewed the January-February 2020 financial statement that contained a current reconciliation of the association's operating accounts; a current reconciliation of the association's reserve accounts; the current year's actual reserve revenues and expenses compared to the current year's budget; the latest account statements prepared by the financial institutions where the associations has its operating and reserve accounts; and an income and expense statement for the association's operating and reserve accounts.

Business:

a.) Property Fence Repair/Replacement:

The board reviewed the proposals for the Property Fence Repair/Replacement. The board tabled the proposals to wait on the neighboring property.

b.) 1297 Riesling Terrace – Storage Proposal:

The board discussed the 1297 Riesling Terrace Storage Proposal.

Wong moved "to approve sending 1297 Riesling Terrace a letter, notifying of homeowner of the board decision." Taddey seconded the motion and it passed unanimously.

c.) Light Proposal:

The board reviewed the Sector Security proposal for replacing the light pole outside of 1290 Riesling Terrace.

Taddey moved "to approve the Sector Security for replacing the light pole outside of 1290 Riesling Terrace." Brackett seconded the motion and it passed unanimously.

d.) SB323 Proposed Election Rules:

The board reviewed the Tinnelly Law Group proposed SB323 Election rules.

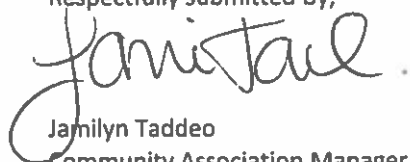
The board tabled the Tinnelly Law Group proposed SB323 Election rules to get more information.

The board requested Taddeo obtain proposals for Inspectors of Election.

Adjournment:

There being no further business to come before the Board and no objections, the meeting was adjourned by Klein at 3:34pm.

Respectfully submitted by,

A handwritten signature in black ink that reads "Jamilyn Taddeo". The signature is written in a cursive, flowing style with a large initial "J".

Jamilyn Taddeo
Community Association Manager
On behalf of Secretary, Board of Directors

Cedarwood Homeowners' Association

Minutes of the Regular Meeting

April 9, 2020

Call to Order:

The meeting was called to order by Mike Klein at 2:32 PM.

Roll Call:

Board Members Present: Mike Klein, Marilyn Taddey, Faye Brackett, Srin Swarmi Tom Wong, Phillip Yu

Homeowner Present: Tamar Shalev

Management Present: Jamilyn Taddeo

Open Quorum:

Taddeo stated that she received a recommendation from Aquatek to perform a camera survey outside of the women's restroom. The board decided to table the recommendation of the camera survey.

Manager's Report:

Brackett moved "to accept the April 2020 Manager's Report as submitted and to incorporate it into the minutes." Swarmi seconded the motion and it passed unanimously.

Minutes:

Taddey moved "to approve the March 25, 2020 regular board meeting minutes, as submitted." Brackett seconded the motion and it passed unanimously.

Financial Review:

The board reviewed the March 2020 financial statement that contained a current reconciliation of the association's operating accounts; a current reconciliation of the association's reserve accounts; the current year's actual reserve revenues and expenses compared to the current year's budget; the latest account statements prepared by the financial institutions where the associations has its operating and reserve accounts; and an income and expense statement for the association's operating and reserve accounts.

Business:

a.) Property Fence Repair/Replacement:

The board has tabled the Property Fence Repair/Replacement until the HOA hears back from the neighboring property.

Taddey moved "to approve tabling the Property Fence Repair/Replacement until the HOA hears back from the neighboring property." Wong seconded the motion and it passed unanimously.

Adjournment:

There being no further business to come before the Board and no objections, the meeting was adjourned by Klein at 3:36pm.

Respectfully submitted by,

Jamilyn Taddeo

Jamilyn Taddeo

Community Association Manager

On behalf of Secretary, Board of Directors

Cedarwood Homeowners' Association

Minutes of the Regular Meeting

May 14, 2020

Call to Order:

The meeting was called to order by Mike Klein at 2:45 PM.

Roll Call:

Board Members Present: Mike Klein, Marilyn Taddey, Faye Brackett, Srin Swarmi Tom Wong, Phillip Yu

Board Members Absent: Tom Wong, Phillip Yu

Management Present: Jamilyn Taddeo

Open Quorum:

Taddey reported that residents have not been breaking down boxes when disposing them in the recycling bin.

Manager's Report:

Brackett moved "to accept the May 2020 Manager's Report as submitted and to incorporate it into the minutes." Taddey seconded the motion and it passed unanimously.

Minutes:

Brackett moved "to approve the April 9, 2020 regular board meeting minutes, as submitted." Taddey seconded the motion and it passed unanimously.

Financial Review:

The board reviewed the April 2020 financial statement that contained a current reconciliation of the association's operating accounts; a current reconciliation of the association's reserve accounts; the current year's actual reserve revenues and expenses compared to the current year's budget; the latest account statements prepared by the financial institutions where the associations has its operating and reserve accounts; and an income and expense statement for the association's operating and reserve accounts.

Business:

a.) SB323 Proposed Election Rules:

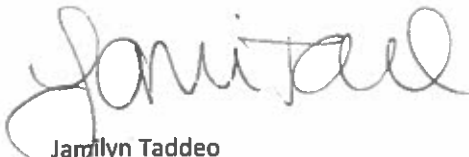
The board reviewed the SB323 Proposed Election Rules from Tinnelly Law Group.

Brackett moved "to approve the SB323 Proposed Election Rules from Tinnelly Law Group." Taddey seconded the motion and it passed unanimously.

Adjournment:

There being no further business to come before the Board and no objections, the meeting was adjourned by Klein at 3:37pm.

Respectfully submitted by,



Jamilyn Taddeo

Community Association Manager

On behalf of Secretary, Board of Directors

Cedarwood Homeowners' Association

Minutes of the Regular Meeting

June 11, 2020

Call to Order:

The meeting was called to order by Mike Klein at 2:40 PM.

Roll Call:

Board Members Present: Mike Klein, Marilyn Taddey, Faye Brackett, Srinu Swarni, Tom Wong, Phillip Yu

Homeowner Present: Agi (743 Winstead)

Management Present: Jamilyn Taddeo

Open Quorum:

Swarni stated his family spotted a skunk around the property.

Manager's Report:

Taddey moved "to accept the June 2020 Manager's Report as submitted and to incorporate it into the minutes." Brackett seconded the motion and it passed unanimously.

Minutes:

Brackett moved "to approve the May 14, 2020 regular board meeting minutes, contingent on the corrections submitted by the board." Taddey seconded the motion and it passed unanimously.

Financial Review:

The board reviewed the May 2020 financial statement that contained a current reconciliation of the association's operating accounts; a current reconciliation of the association's reserve accounts; the current year's actual reserve revenues and expenses compared to the current year's budget; the latest account statements prepared by the financial institutions where the association has its operating and reserve accounts; and an income and expense statement for the association's operating and reserve accounts.

Business:

a.) Fence Reimbursement:

The board reviewed the Fence Reimbursement from Abby Chen 749 W. Fremont Ave.

The board tabled the Fence Reimbursement until further information is provided from Abby Chen.

b.) 1262 Riesling Terrace – AC Unit Installation:

The board reviewed the 1262 Riesling Terrace – AC Unit Installation request.

Brackett moved "to approve the 1262 Riesling Terrace – AC Unit Installation request. Taddey seconded the motion and it passed unanimously.

c.) Inspectors of Election Proposal:

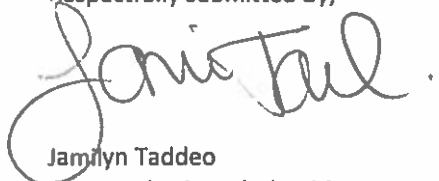
The board reviewed the Inspectors of Election Proposal.

Taddey moved "to approve the Inspectors of Election Proposal." Srinu seconded the motion and it passed unanimously.

Adjournment:

There being no further business to come before the Board and no objections, the meeting was adjourned by Klein at 3:41pm.

Respectfully submitted by,

A handwritten signature in black ink that reads "Jamlyn Taddeo". The signature is written in a cursive, flowing style with a large initial "J".

Jamlyn Taddeo
Community Association Manager
On behalf of Secretary, Board of Directors

Cedarwood Homeowners' Association

Minutes of the Regular Meeting

August 13, 2020

Call to Order:

The meeting was called to order by Mike Klein at 2:40 PM.

Roll Call:

Board Members Present: Mike Klein, Marilyn Taddey, Faye Brackett, Srin Swarmi, Tom Wong

Board Members Absent: Phillip Yu

Homeowner Present: Mina Cappuccio (723), Brian (1295), Li Wei (1281), Tamar Shalev (1280)

Management Present: Jamilyn Taddeo

Open Quorum:

Nothing to report.

Manager's Report:

Taddey moved "to accept the August 2020 Manager's Report as submitted and to incorporate it into the minutes." Wong seconded the motion and it passed unanimously.

Minutes:

Brackett moved "to approve the June 11, 2020 regular board meeting minutes, contingent on the corrections submitted by the board." Taddey seconded the motion and it passed unanimously.

Wong moved "to approve the June 11, 2020 executive board meeting minutes." Brackett seconded the motion and it passed unanimously.

Financial Review:

The board reviewed the June - July 2020 financial statement that contained a current reconciliation of the association's operating accounts; a current reconciliation of the association's reserve accounts; the current year's actual reserve revenues and expenses compared to the current year's budget; the latest account statements prepared by the financial institutions where the associations has its operating and reserve accounts; and an income and expense statement for the association's operating and reserve accounts.

Business:

a.) Pool Closure:

The board discussed the closure of the pool based on the Santa Clara County Health Department Pool Guidelines.

The board decided to keep the pool closed due to liability and safety reasons.

b.) Tree Pruning Proposal:

The board reviewed the tree pruning from Commercial Tree for the amount of \$6,160.

The board tabled the tree pruning proposal from Commercial Tree.

c.) 1289 Riesling Terrace – Fence Proposal:

The board reviewed the Fence Proposal for 1289 Riesling Terrace.

Wong moved "to accept the fence proposal for 1289 Riesling Terrace from Bob Tedrick Construction in the amount of \$5,154.72." Brackett seconded the motion and it passed unanimously.

d.) Garbage Corral Cement Proposal:

The board reviewed the Garbage Corral Cement Proposal from Homeworx.

Brackett moved "to approve the Garage Corral Cement proposal from Homeworx, contingent on the cost." Wong seconded the motion and it passed unanimously.

Adjournment:

There being no further business to come before the Board and no objections, the meeting was adjourned by Klein at 3:50pm.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "Jamiyn Taddeo". The signature is written in a cursive style with a large initial "J".

Jamiyn Taddeo
Community Association Manager
On behalf of Secretary, Board of Directors