

WILDWOOD WEST ROAD ASSOCIATION CORPORATION
EXECUTIVE SESSION BOARD MEETING SUMMARY - REVISED
SEPTEMBER 7, 2025

Officers Present: Richard Kaiser-President, JD Salyer Vice-President, Antonino (Nino) Herrera-Road Director & Cheryl R. Blain- Treasurer

Recused: Karen Gifford-Secretary

Location: Kaiser Residence (20200 Wildwood West Drive).

Meeting Called to order 4:06 pm

Cheryl Blain-Acting Secretary

Confirmed quorum of officers.

Richard Kaiser-Chair

Discussion of how to proceed with the issues raised in the email relating to the demand letter received from Neil Dorfman (Law Offices of Dorfman & Sitzberger) dated May 8, 2025.

- The Board is not willing or able to spend any more money on attorney's fees to resolve this issue.
- Bylaws require a vote of the members to spend money over \$2,000 for anything that is not related to road repair or maintenance, in this case, legal fees.
- Each member will have to pay 1/46th of the legal fees incurred by our attorney, AND 1/46th of any legal fees awarded by the judge if this issue goes to adjudication and the opposing party wins.
- Based on the response from the membership regarding attorneys' fees, the Board believes it is highly unlikely we will be able to get 24 votes to approve the \$25,000 retainer fee required to represent the Board and Membership of Wildwood West Road Association.
- The Board wants to discuss and resolve the issues outside of the court system.
- The State of California requires corporations to have counsel represent them in court for legal issues when the threatening party is represented by an attorney. [update: The State of California only requires a corporation to have legal representation when appearing in court.]
- The only way the Board thinks we can negotiate as Neil Dorfman says his client wants to do, without incurring additional attorneys' fees, would be for the Board/Membership to fire our counsel and Neil Dorman be fired by his client, and then the parties can discuss the matter as unrepresented parties, and hopefully come to a mutually-agreeable resolution. [update: the Board is not barred from negotiating directly with Marc Gifford.]
- The board believes a new vote on the issue of annual assessments could go a long way to resolve the matter.

The Board is going to call a meeting open to the membership, to take place as soon as permissible by the Bylaws, to entertain the idea of a vote on the annual road dues.

Upcoming Meetings:

Regular Board Meeting

October 25, 2025, 10:00 AM, Kaiser Residence (20200 Wildwood West Drive).

Motion: Richard Kaiser

Adjourn Meeting

Time 5:10pm

Prepared by:

Cheryl R. Blain

Acting Secretary
