

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Thursday, August 23, 2012

Held at: 18705 Village Center Drive, Suite 103

I. CALL MEETING TO ORDER

Fred England called the meeting to order at 6:02 pm. Board members in attendance were President Fred England, Vice President Robert Sramek and Treasurer Robert Lissner. Absent were Jenna O'Neil and Peter Lissner. Also present were six (6) homeowners with BJ Brown, Nikki Tanner and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II MEMBER'S FORUM – Agenda Items Only

No Homeowners spoke, no action was taken.

III. SECURITY REPORT

Kevin with ESI Security was present at this meeting and gave a brief report. He was concerned about the number of "house watches" his belief is that Homeowners are either not aware of this service or just not utilizing it. Homeowner asked about bike patrols. Kevin responded that his personnel do complete foot patrols but there are no bike patrols.

Jenna O'Neil arrived at 6:09 pm.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve May 25, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board. Mr. English noted a mistake where as his name was stated as "England".

Motion: Jenna O'Neil made a motion to approve the May 25, 2012 minutes as corrected. The motion was seconded by Bob Lissner and unanimously approved.

V. FINANCIAL REPORTS

A. Review and Approve Financial Report for April, May & June 2012.

The financial reports were reviewed by the Board. Mr. Lissner had several questions regarding the financials presented and stated that he would meet with the Management company to review them in detail prior to the next Board meeting.

VI. NEW BUSINESS

A. Board to review and approve tree replacement proposals.

Several proposals were review by the Board at this meeting.

Motion: Robert Lissner made a motion to approve the proposal as presented by Old Stone Gift & Garden in the amount of \$14,280.00 as presented. The motion was seconded by Robert Sramek and unanimously approved.

B. Board to discuss approve using billing statements for 2013

Management stated several suggestions regarding the change from an annual coupon book mailing to sending statements quarterly. Mr. Lissner asked if additional information could be obtained regarding the difference in cost. This matter will be addressed at the next Board meeting.

C. Discussion and possible action regarding proposals to use Mule Deer funds to participate in projects to reduce deer fatalities crossing US 395 directly North of Bordertown.

Mr. Lissner admitted that he has completely dropped the ball on this matter and asked if it could be postponed until the next Board Meeting.

VII. OLD BUSINESS

None at this time.

VIII. COMMITTEE REPORTS

A. Architecture Review Committee

Dolores Atkins reported that they have been working getting Homeowner's to comply. There have been several painting requests that she has been unable to approve because they were not the specific colors approved by the Builders because they are no longer available. Mr. England stated that if the exact colors are not available, then matching colors should be obtainable.

IX CORRESPONDENCE

A. Bryan Holland

Homeowner was concerned that the amount he is being reimbursed for the light pole at his house is not sufficient. Mr. England stated that the figure used was given by NV Energy originally, but the Board agreed to review the matter.

B. Steve Balmer and Cheryl Fleury-Balmer

Homeowner complained about the noise and dust created by motorcycles and dune buggies behind their home. Management was instructed to look into having a sign installed for all off-road vehicles to stay back 500 feet.

X 2ND MEMBER'S FORUM

A. Bob France (18202 Almond Leaf)

Homeowner stated that there is still irrigation hoses not buried in the common area. He also has noted light posts that were broken. Mr. England instructed him to contact Management so that these issues can be addressed.

B. Scott Hansen (18161 Cherryleaf)

Homeowner stated that Nikki is wonderful and when he calls his issues are immediately addressed. Homeowner was concerned that if the trees are dying, it might be beneficial to take a look at the irrigation to prevent tree loss.

XI. ADJOURNMENT

Jenna O'Neil made a motion to adjourn the meeting. It was seconded by Peter Sramek and unanimously approved. The meeting adjourned at 6:48 pm.

spectfully Submitted,



Recording Secretary



Board of Directors