

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES

Thursday, October 20, 2016
Held at: 18705 Village Center Drive, Suite 103

Board Members Present:	Robert Lissner, Jenna O'Neil, Robert Corrado, Vanessa Porter, Rob Poirier
Board Members Absent:	None
EBMC:	BJ Brown, Community Manager, Rebeka Wiggins, Recording Secretary
Other:	Martin Ross Security
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER/ROLL CALL

Bob Lissner called the meeting to order at 6:00 p.m. Bob Lissner announced that the Developer has appointed Vanessa Porter to the Board of Directors. Vanessa has been appointed to take the place left by Peter Lissner. Jenna O'Neil stated that there are now four Board members who live in Woodland Village.

II. MEMBER'S FORUM – Agenda Items Only

A. Bob Franci

Homeowner asked why Vanessa would be appointed instead of elected. Bob Lissner explained that the Developer still has 3 appointed seats on this Board and will until they reach 95% buildout.

V. SECURITY REPORT

Martin Ross was present at this meeting and reported that since they began in August, they have seen a significant decrease in the number of vandalism cases as well as kids loitering throughout the community. Mila asked about the chip reader. Martin Ross explained that they do have a chip reader and it has been online for several weeks.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve July 21, 2016 and August 25, 2016 Board Meeting Minutes

Two corrections were noted in the August meeting. Rob Poirier and Blair O'Neil both had their names misspelled.

Motion: Bob Lissner made a motion to approve the July 21, 2016 minutes as written. The motion was seconded by Jenna O'Neil and approved with (JO, BC, RL, RO) in favor and (VP) abstained.

Motion: Bob Lissner made a motion to approve the August 25, 2016 as amended. The motion was seconded by Jenna O'Neil and unanimously approved.

IV. FINANCIAL REPORTS

A. Review and Approve Financial Report for June, July and August 2016.

The financial report was reviewed by the Board. Bob Lissner made a comment regarding the Bad Debt adjustment that was made due to the amounts of Assessments that have been collected. The other item worth mention is the amount paid for electrical/lighting repair. BJ explained that some of the lighting maintenance was due to the replacements that were made at Forest Park which has actually reduced the amount of vandalism on those lights.

Motion: Bob Corrado made a motion to accept the financial report for June, July and August 2016 as presented. The motion was seconded by Bob Lissner and unanimously approved.

B. Board to Review and Approve 2017 Budget.

Bob Corrado explained the work that has been done on the budget. There were some increases in lighting maintenance and landscaping expenses. Also, the liability insurance has been increased considerably mostly due to the third party suits. BJ explained that D&O Insurance has increased across the Board due to these lawsuits. BJ gave a brief explanation about the basis of the third party suits. Basically it is due to the lenders suing all parties involved because of foreclosures. BJ also explained that everyone gets a copy of the budget for ratification. The ratification meeting will be in November with the Annual Meeting.

Motion: Bob Corrado made a motion to approve the 2017 Budget as presented. The motion was seconded by Rob Poirier. The motion was unanimously approved.

C. Board to approve filing 1120H for 2016 Tax Return and CPA for 2016 Audit

BJ explained the benefits of filing using the 1120H form. Basically it allows the Association to only pay taxes on the income received from the Reserve Account. 1120H form

Motion: Bob Lissner made a motion to approve the proposal as presented by Beth Kohn to prepare the 2016 Tax return using form 1120 H and to perform the 2016 Audit. The motion was seconded by Vanessa Porter and unanimously approved.

V NEW BUSINESS

A. Board to discuss fence maintenance and staining and recommendations from Gayle Kern

Bob Corrado explained that they had asked Gayle Kern about the Association's ability to enter a private Homeowner's property to stain the split rail fencing without their permission. The opinion states that the Board has the authority, at their discretion, to enter private property and stain split rail fencing. BJ explained that they had never included any split rail that was attached to a private Homeowner's fence. This opinion states that now we can.

Motion: Bob Lissner made a motion to adopt the policy that the Association may, at their discretion, maintain all split rail fencing adjacent to common areas even if privately owned. The motion was seconded by Jenna O'Neil and unanimously approved.

B. Board to discuss tree replacements and costs.

Robert Corrado explained that earlier in the year, Signature was able to obtain relatively mature trees at an extremely discounted price. These prices are no longer available and the prices quoted are considerably higher.

Motion: Bob Corrado made a motion to accept the higher proposal for house tree replacements with the stipulation that the trees bud out in the spring and remain upright. The motion was seconded by Rob Poirier and unanimously approved.

C. Board to discuss areas to address and direction for Signature on clearing for fire breaks.

BJ Brown explained that she has spoken with the utility company regarding the homes that are not part of Woodland Village and that they will send those properties notifications that the trees need to be trimmed. As far as trees owned by the utility companies, they are scheduled to be trimmed within the next couple of weeks. BJ explained that there is one Homeowner, who is storing quite a lot of his own personal property within the area that the Association needs to clear for a fire break. Rob Poirier volunteered to have a conversation with the Homeowner to ask him remove his belongings so that the area can be cleared. Bob Corrado asked for Management to have Signature Landscapes provide a proposal to clear the trees and mow the grass along the red areas that have been noted on the map. Rob Poirier recommended that in the future, we get this area onto a maintenance program to avoid this issue in the future.

VI OLD BUSINESS

A. Update on mule deer funding and reallocation.

BJ explained that they had some interest and we have sent the proposal on to Gayle who approved the project, then the response was sent on to UNR, as this point she believes that they are waiting on us.

VII 2ND MEMBER'S FORUM

A. Delores

Delores asked for a garbage can at the dog station across from the water park. The Board agreed to add a trash can at that location.

B. Homeowner

Homeowner asked about fence stain and his tree.

VIII. ADJOURNMENT

Bob Corrado adjourned the meeting by General Consent at 7:13 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors