

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, January 16, 2014

Held at: 18705 Village Center Drive, Suite 103

I. CALL MEETING TO ORDER

Fred England called the meeting to order at 6:01 p.m. Board members in attendance were President Fred England, Vice President Bud Varnum and Treasurer Robert Lissner. Absent were Jenna O'Neil and Peter Lissner. Also present were twelve (12) homeowners with BJ Brown, Nikki Tanner and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II MEMBER'S FORUM – Agenda Items Only

No Homeowner's spoke, no action was taken.

III. CSFC REPORT & SECURITY REPORT

Kevin Moran with ESI Security Services was present at this meeting and gave a brief report. Homeowner asked about stray dogs. BJ Brown explained that ESI Security is not responsible for stray dogs in the community. Mr. England explained that Washoe County does not have a leash law and our streets and the park are regulated by Washoe County. ESI Security has a scanner in their cars so that they can attempt to return stray dogs to their owners.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve October 17, 2013 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Bud Varnum made a motion to approve the October 17, 2013 minutes as written. The motion was seconded by Robert Lissner and unanimously approved.

V. FINANCIAL REPORTS

A. Review and Approve Financial Report for September, October & November 2013.

Mr. Lissner stated that the Association is well funded and the Assessments are not going to be raised. Mr. England asked questions about Misc. Prepaid Expenses and Prepaid Expenses Other. Management agreed to review the entries and report back to the Board. He also asked about Intangible Assets. Management explained that Intangible Assets are determined by the CPA but they would check with them. Mr. England also asked about how to discontinue funding the Mule Deer Fund. BJ Brown explained that because the fund is required in the Governing Documents, the documents would have to be changed to discontinue this fund. Any accumulated funds would have to be refunded to the Membership. Fred England explained that they have tried to work with many different foundations to allocate the funds, but there does not seem to be much of a need in our area at this time.

Motion: Fred England made a motion to accept the financial report for September, October & November 2013 as clarified. The motion was seconded by Robert Lissner and unanimously approved.

VI. NEW BUSINESS

A. Board to review and sign engagement letter for 2013 audit.

The Board reviewed the engagement letter as presented by Kohn & Company for the 2013 Audit. The cost was not increased from the 2012 Audit.

Motion: Robert Lissner made a motion to accept the proposal as presented by Kohn & Company for the 2012 Audit and tax return. The motion was seconded by Bud Varnum and unanimously approved.

B. Board to review and approve contract for renewal for management.

The management contract was reviewed by the Board. There is no proposed increase in the contract price. The fee will only increase if homes are added.

Motion: Robert Lissner made a motion to accept the Management contract as presented by Eugene Burger Management Corporation with no fee increase. The motion was seconded by Bud Varnum and unanimously approved.

C. Board to review and approve new reserve study.

The reserve study was reviewed by the Board. Robert Lissner explained that the State of Nevada requires that the Board obtain a Reserve Study annually to determine how the Association is funded for future repairs and replacements. In the past two years, the Board has determined that they were over-funded and subsequently refunded one quarter of Assessment for every

Woodland Village Homeowner. At this time, for 2014 the overage is not sufficient to continue this trend. In reviewing the study, Robert Lissner asked what "Lighting Site Overhead" was referring to in the study. It was determined that the study must be referring to the street lights.

Motion: Robert Lissner made a motion to accept the 2014 Reserve Study as presented by Resource 1. The motion was seconded by Bud Varnum and unanimously approved.

D. Board to review landscape contract for renewal.

Mr. Lebo Newman with Signature Landscapes was present at this meeting and presented their new proposal for 2014 Landscaping Services. The new contract does include a 3% increase. Mr. Newman added that the pre-emergent they put down in the fall, needs water to work, and there hasn't been any water to speak of. Winter watering may be necessary again this year and it is not included in the contract. Signature Landscapes also handles the snow removal for the association. Several adjustments will have to be made to the contract when the time comes. Mr. Newman explained that Washoe County put their snow piles right over the handicap ramps so the piles had to be moved. He added that several adjustments have been made to the current snow removal billing. Mr. Newman stated that he is more than willing to sit down and re-negotiate the snow contract whenever a meeting can be scheduled.

Motion: Robert Lissner made a motion to accept the contract as presented by Signature Landscapes including the 2.2% increase as presented. The motion was seconded by Bud Varnum and unanimously approved.

VII. OLD BUSINESS

There is no old business at this time.

VIII CORRESPONDENCE

A. Cold Springs Family Center

The Cold Springs Family Center sent a letter thanking Woodland Village for their contribution to Halloween "Fright Night."

IX 2ND MEMBER'S FORUM

A. Homeowner

Homeowner announced that they are now offering a senior lunch at the Cold Springs Family Center.

B. Homeowner

Homeowner suggested that maybe grass could be installed in the dog park area. Mr. England explained that the dog park area is a retention pond so they would not be able to plant any grass in the area. Also, there are a lot of stickers in the area which could be dangerous for the dogs.

C. Homeowner

Homeowner asked about the pathway by the lumberyard because so many trees have died in the area. Also Homeowner asked about the gates to the path that are missing.

D. Homeowner

Homeowner asked about the new houses that are potentially being built. Robert Lissner explained that the project is for about 5,600 homes that had been approved about 5 years ago and they went to the County to get approval to add about 40 acres to the project.

E. Homeowner

Homeowner agreed with Bob Lissner when he explained that the dues would not be refunded in 2014 because the infrastructure is deteriorating in the Community. He added that if anyone sees anything that needs to be addressed just send a picture to Nikki and she will get it taken care of.

X. ADJOURNMENT

Fred England adjourned the meeting by General Consent at 7:00 p.m.

Respectfully Submitted,

Recording Secretary



Board of Directors