



WOODLAND VILLAGE

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

The purpose of this notice/agenda is to inform you of the date, time, location and action items of the upcoming scheduled meeting of the Board of Directors.

Date & Time: JANUARY 26, 2011, WEDNESDAY, 6:30 P.M.
Location: WOODLAND VILLAGE OFFICE
18705 Village Center Drive, Suite 203, Reno, Nevada

AGENDA

**Please note action may be taken on any item on the agenda
Per NRS 116 (effective 10/1/09) each meeting of the board shall be audio recorded.**

1. Call to Order, Welcome and Introductions, Determination of Quorum
2. Homeowner Comments – The comments are limited to items listed on this agenda. A time limit of 3 minutes has been allotted per owner. No owner can give away their allotted time to expand another owner's time.
3. Minutes
 - a) Approval of the October 27, 2010 Board of Directors Meeting Minutes
 - b) Approval of the November 1, 2010 Reconvened Board Meeting to Award a Bid for the Office Copy Machine Minutes
 - c) Approval of the November 10, 2010 Special Board of Directors Meeting Minutes
 - d) Review Only of the October 27, 2010 Annual Meeting of the Members and Budget Ratification Meeting Minutes
4. ESI – Patrol Report
5. Financials
 - a) Review and Accept of Financials – Per NRS 116.31083 (6), *At least once every quarter, and not less than once every 100 days the executive board shall review the financial information.*
 - b) Reexamine Financials for January, February and March 2010
 - c) Reexamine Financials for April, May and June 2010
 - d) Reexamine Financials for July, August, September 2010
6. Old Business
 - a) Review and Acceptance of Muckel Anderson as our Audit Firm for the 2010 Audit
7. New Business
 - a) Discussion and Review of the Audit Management Letter from Muckel Anderson CPAs
 - b) Discussion regarding Accepting Association Consulting Agreement with AMI
 - c) Discussion regarding Association paying for Sani-Huts for the County Parks in Woodland Village
 - d) Discussion regarding possible Replacement of Maintenance Garage Door
8. Committee Reports
 - a) Design Committee
10. Community Manager Report
11. Chair and/or Board Comments
12. Homeowner Comments: Owners have the right to speak to the Board. This period is devoted to comments by units' owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken. Please note that the Board has the authority to limit the time for individual comments. A time limit of 3 minutes has been allotted per owner. No owner can give away their allotted time to expand another owner's time.
13. Adjournment

An Executive session of the Board may be held before or after the meeting

The draft minutes of this meeting will be available to homeowners 30 days after the meeting date. The minutes, together with other important association information, are available on the website at www.woodlandvillage.net.