



WOODLAND VILLAGE

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

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

Date & Time: JULY 28, 2010, WEDNESDAY, 6:30 P.M.
Location: WOODLAND VILLAGE OFFICE
18705 Village Center Drive, Suite 103, Reno, Nevada

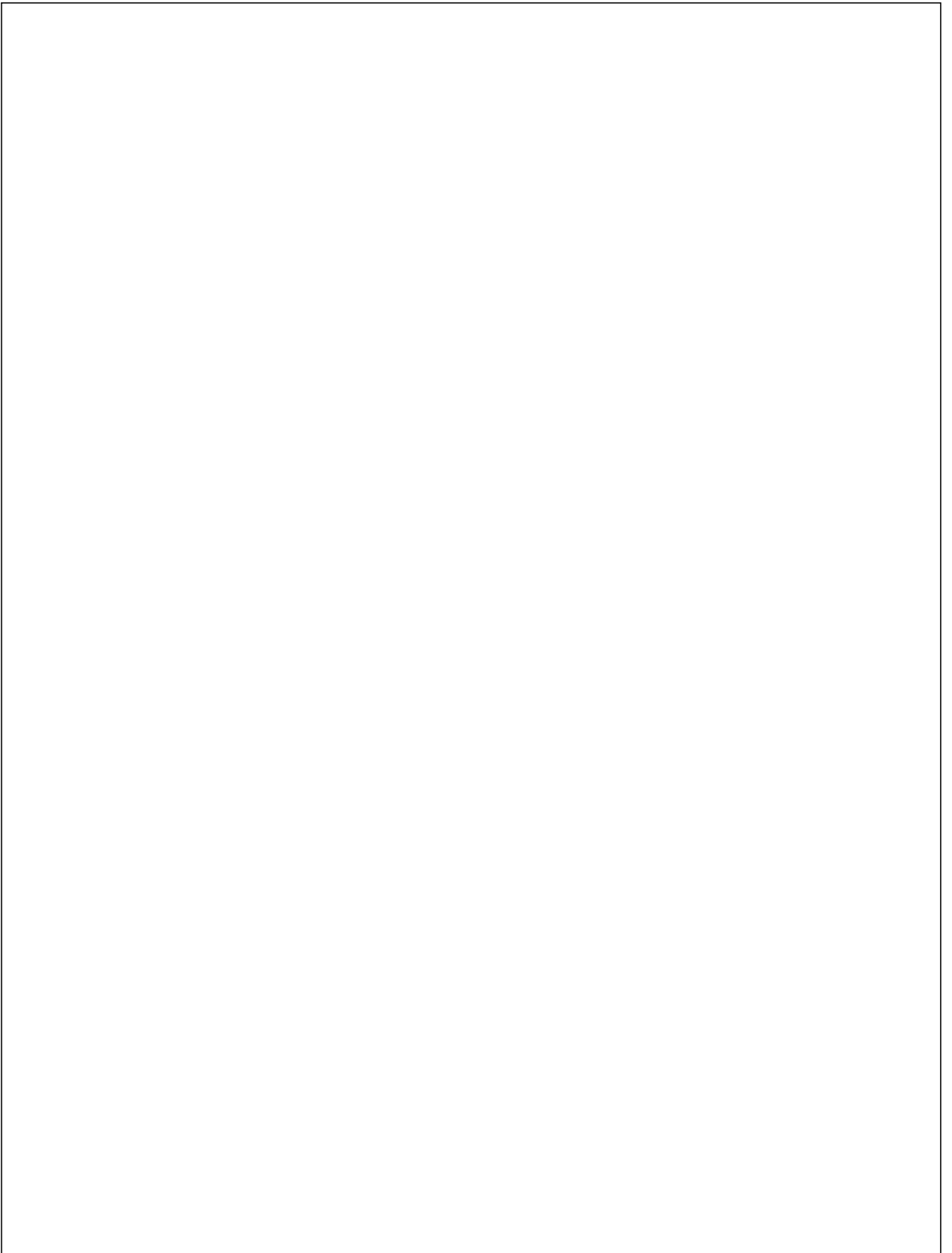
AGENDA

**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 April 28, 2010 Board of Directors Meeting Minutes
4. Financials
 - a) Review and accept current financials
5. ESI – Patrol Report
6. AMI – Landscape Report
7. Old Business
8. New Business
 - a) Review and discussion with the Developer regarding Old Phase 6 & 7
 - b) Review and discussion of the 2010 Budget
 - c) Review and possible acceptance of the Draft 2009 Audited Financial Statement
 - d) Email Address to be provide for Board Members at Woodland Village.net if they desire for Board Business
 - e) Renewal of the Wells Fargo CD is August 9, 2010 – does the Board wish to renew
 - f) Review and discussion of Lifestyle Homes letter regarding Common Areas
 - g) Review and discussion of Lifestyle Homes letter regarding Phase 15 Punch List
 - h) Decision on new Design Committee Members
9. Transition
 - a) Review and Possible Acceptance of Phase 16 Common Area Turnover Report from Declarant to Association Provided by Resource1 – landscape along Village Parkway
 - b) Review and Possible Acceptance of Phase 15 Common Area - Briar Drive to Honey Locust
10. Design Committee
11. Maintenance Report
11. Community Manager Report
12. Chair and/or Board Comments
13. 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.
14. 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.



PER PYRAMID.NET ON 6/25/10 COST FOR A WOODLANDVILLAGE.NET EMAIL ADDRESS IS \$5 PER EMAIL ADDRESS PER MONTH IF YOU HAVE AN OUTSIDE EMAIL PROVIDER.