

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, May 24, 2012
Held at: 18705 Village Center Drive, Suite 103

.. CALL MEETING TO ORDER

Fred England called the meeting to order at 6:01 pm. Board members in attendance were President Fred England, Secretary Jenna O'Neil, and Director Peter Lissner. Absent were Robert Sramek and Robert Lissner. Also present were eight (8) homeowners with 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

Mike Hendi with ESI Security was present at the meeting and gave a brief report. One Homeowner asked about a man hole cover that he had reported missing recently and what the status. Mr. Hendi stated that the missing covers are reported to the City. Mr. Lissner asked if there was a plan for additional patrols once the kids are out of school. Mr. Hendi stated that they were planning to patrol on bikes as well as vehicle patrols. There was some discussion regarding lost and found and bike storage. It was determined that lost and found items can be turned into the family center and the bikes can be stored there as well.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

1. Review and Approve February 23, 2012 and March 21, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Peter Lissner made a motion to approve the February 23, 2012 minutes as written. The motion was seconded by Jenna O'Neil and unanimously approved.

Motion: Peter Lissner made a motion to approve the March 21, 2012 minutes as written. The motion was seconded by Jenna O'Neil and unanimously approved.

V. FINANCIAL REPORTS

1. Review and Approve Financial Report for March 2012.

A brief financial report was presented by Fred England.

Motion: Peter Lissner made a motion to accept the financial report for March 2012 as presented. The motion was seconded by Jenna O'Neil and unanimously approved.

Motion: Jenna O'Neil made a motion to accept the financial report for February 2012 as presented. The motion was seconded by Peter Lissner and unanimously approved.

VI. NEW BUSINESS

1. Board to review and approve sealed asphalt contract.

Mr. England explained that each year Padovan Consulting LLC reviews the property to determine what our asphalt needs will be and prepares a "scope of work" which is presented to several asphalt contractors to bid. Two proposals were presented at this meeting for review by the Board.

Motion: Jenna O'Neil made a motion to accept the proposal as presented by Intermountain Slurry Seal Inc. for \$24,939.46. The motion was seconded by Peter Lissner and unanimously approved.

2. Board to discuss management contract renewal.

The management contract was reviewed by the Board as presented by Eugene Burger Management Corporation. The Board has been very satisfied with the services that have been provided.

Motion: Peter Lissner made a motion to renew the contract with Eugene Burger Management Corp. with no changes. The motion was seconded by Jenna O'Neil and unanimously approved.

3. Board to review and approve fence stain for common area split rail.

Several proposals were presented at this meeting for review by the Board. Mr. England explained that the proposals presented were labor only and the stain will be provided by the Association. A time frame will be included in the contract. Ms. O'Neil was concerned that some of the proposals were not detailed in that they did not specifically note the "scope of work" that would be performed. Mr. Lissner was concerned as to the process that would be followed to determine who will be responsible for

overspray. Mr. England stated that this is the reason that we have decided to hire professionals so these issues should really be minimal. Mr. Lissner also had some questions regarding the amount of stain that is being purchased by the Association annually and if the allotment per house is excessive. Mr. England explained that the amount of stain that is provided for each home is 10 gallons.

Motion: Peter Lissner made a motion to request comparables which include a detailed "scope of work" and once said proposal is received from each contractor and references are checked the lowest of the two proposals will then be approved as presented. The motion was seconded by Jenna O'Neil and unanimously approved.

VII. OLD BUSINESS

None. At this time.

VIII. COMMITTEE REPORTS

1. **Architecture Review Committee**
None.
2. **Homeowner Requests**
None.
3. **Building and Grounds Committee**
None.

IX CORRESPONDENCE

1. **Cold Springs Family Center**
The Cold Springs Family Center sent a letter thanking Woodland Village for their \$500 contribution to the Easter Egg Hunt for 2012. The Community Center is now being operating by the Developer to keep it open for the Community.
2. **Barry VandenBrink (17430 Desert Lake Drive)**
Homeowner suggested plexi-glass be used instead of the glass panes for the lighting and he offered to meet with the maintenance personnel to work on the lighting.

X 2ND MEMBER'S FORUM

1. **Homeowner**
Will the shrubs be included in the tree replacement proposals. Also he presented the Board with pictures of the drip system issues throughout the community. Homeowner was instructed to notify Management when these issues are noticed so that they can be repaired quickly.
2. **Kyle Smith (17397 Bear Lake Drive)**
Homeowner stated that he was instructed to attend this meeting to have his paint submission approved. Management informed him that typically the design committee chair is in attendance however she was unable to attend this meeting.
3. **Scott Hansen (18161 Cherryleaf Court)**
Homeowner asked if there was an additional time frame to get his property cleaned up when they are new Homeowners in the Community. Management stated that they will always allow a new Homeowner some leniency, but it is really not possible to determine how long a Homeowner has owned a property during the drive-through.
4. **Homeowner**
Homeowner asked about the fining process if she did not pick up her stain. Mr. England explained that the ONLY way the Association knows that the fences have been stained is if the Homeowner picks up their stain.
5. **Scott Hansen (18161 Cherryleaf Court)**
Homeowner asked how he would know if his property was due for fence stain in 2012. He was instructed to contact Management.
6. **Mila Ferrera (18303 Lanceleaf)**
Homeowner complained that the basins are filthy and will someone clean them.
7. **Peter Lissner**
Peter stated that any Homeowner can contact Management at any time to report issues in the Community. You do not have to wait for a meeting.

XI. ADJOURNMENT

Fred England adjourned the meeting by General Consent at 7:08 pm.

Respectfully Submitted,



Recording Secretary



Board of Directors