

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, October 25, 2012
Held at: 18705 Village Center Drive, Suite 103

1. CALL MEETING TO ORDER

Fred England called the meeting to order at 5:59 p.m. Board members in attendance were President Fred England, Vice President Robert Sramek, Secretary Jenna O'Neil, Treasurer Robert Lissner and Director Peter Lissner. Also present were nine (9) homeowners with BJ Brown, Nikki Tanner and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

2 MEMBER'S FORUM – Agenda Items Only

No Homeowners spoke, no action was taken.

3. SECURITY REPORT

There was a written report submitted by ESI Security Services.

4. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve August 23, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

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

5. FINANCIAL REPORTS

A. CPA to present 2011 Audit for Board review and approval

Several representatives from Muckel Anderson CPA's were present at this meeting and gave a brief presentation regarding the 2011 Audit.

Motion: Bob Lissner made a motion to accept the 2011 Audit as presented. The motion was seconded by Robert Sramek and unanimously approved.

B. Review and Accept Financial Report for April-August 2012.

Robert Lissner stated that the \$100,000 issue that he brought up at the last meeting turned out to be an error in the budget input only and has been corrected.

Motion: Robert Lissner made a motion to accept the financial report for May-August 2012 as presented. The motion was seconded by Robert Sramek and unanimously approved.

C. 1120 H

Mr. England explained that in the past, Woodland Village has used form 1120-H when filing the annual tax returns. He did not see any purpose for switching to the Form 1120 but thought it would be best if this matter was discussed with Muckel Anderson CPA's who are most familiar with the Association's Finances having recently completed the audit.

Motion: Peter Lissner made a motion to defer this decision to Muckel Anderson CPA's regarding the use of Form 1120-H to file the 2013 tax return. The motion was seconded by Robert Sramek and unanimously approved.

6. NEW BUSINESS

A. Board to review and approve Budget for 2013

The 2013 Proposed Budget was reviewed by the Board.

Motion: Robert Sramek made a motion to accept the 2013 Budget as proposed. The motion was seconded by Jenna O'Neil and unanimously approved.

B. Board to review and discuss Quiet Title for Little Peak

Management explained that the attorney has requested action regarding the property at 17655 Little Peak. The action would be to clean up the property to allow it to be rented, return the ownership to the bank and request that they act on taking care of the property, and or force the bank to forfeit the property to the Association so that it can be sold.

Motion: Robert Lissner made a motion to instruct Gayle Kern to assist with negotiations with the bank and determine what our options are to dispose of this property and collect the amount owed to the Association. The motion was seconded by Robert Sramek and unanimously approved.

C. Board to review and approve cost for annual reserve update.

Resource One presented a proposal for the 2013 Reserve Study Update.

Motion: Robert Lissner made a motion to accept the proposal as presented by Resource One to provide the 2013 Reserve Study Update. The motion was seconded by Robert Sramek and unanimously approved.

7. OLD BUSINESS

A. Board to discuss and approve using billing statements for 2013.

This matter had been discussed at the August 2012 and Management was instructed to provide exact costs to assist the Board in making this decision.

Motion: Jenna O'Neil made a motion to switch from Annual Coupon books to Quarterly Statements for 2013. The motion was seconded by Robert Sramek and unanimously approved.

B. Discussion and possible action regarding proposals to use Mule Deer funds to participate in projects to reduce deer fatalities crossing US 395 in California directly North of Bordertown

Robert Lissner explained that there has been an increasing issue with Mule Deer being hit on 395 just North of Bordertown. The Nevada Division of Wildlife wants to correct this issue so that the deer would not be able to have access to the Highway. Mr. Lissner believes that the Nevada Division of Wildlife will assist with the installation of either signage to warn drivers of the apparent hazard and the other option would be to install fencing along the highway to prevent them from gaining access to the roadway.

Motion: Fred England made a motion to commit \$7,000 now toward the installation of the flashing signs and an additional \$50,000 committed to the fencing project over the next two years. The motion was seconded by Peter Lissner and unanimously approved.

VI. COMMITTEE REPORTS

There were no Committee reports presented at this meeting.

XI. CORRESPONDENCE

There was no Correspondence presented at this meeting.

XII 2ND MEMBER'S FORUM

A. Dolores Atkins (Lot 1033)

Homeowner asked about the security report.

B. Scott Hansen

Homeowner asked about the red fences. He was under the understanding that all of the fences were going to be painted. Mr. England explained that common area fences are divided into phases and the only fences that were painted were the ones in the current phase.

C. Lisa Winship

Homeowner asked about weed notices.

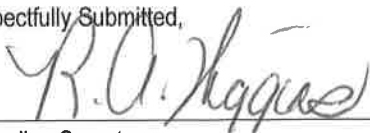
D. Homeowner

Homeowner stated that her neighbor has recently purchased a bird feeder. The feeder is causing pigeons to light on her property and is making a real mess. Does she have a right to ask her neighbor to remove the bird feeder. Management explained that she does have a right to ask that the feeder be removed. Another option would be to contact the Health Department.

XII. ADJOURNMENT

Fred England adjourned the meeting by General Consent at 7:23 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors