

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Thursday, April 18, 2013

Held at: 18705 Village Center Drive, Suite 103

1. CALL MEETING TO ORDER

Fred England called the meeting to order at 6:00 p.m. Board members in attendance were President Fred England, Vice President Robert Sramek, Secretary Jenna O'Neil and Director Peter Lissner. Absent was Bob Lissner. Also present were eight (8) homeowners with BJ Brown, Nikki Tanner and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

2. MEMBER'S FORUM – Agenda Items Only

None.

3. SECURITY REPORT

Kevin Moran with ESI Security was present at this meeting and read a report reflecting statistics for the past quarter. He also explained the "House Watch" program to the Homeowners that were present. Ralph Caldwell a Detective from Washoe County Sheriff's Department was also present at this meeting to discuss neighborhood issues. Ms. O'Neil asked about the neighborhood coverage. He explained the increased saturation strategy that they have been trying. He also explained the jurisdiction between the school police and the Sheriff's Office. He also explained that the Sheriff's Office would like to install a camera and a pole in the park area. He will get in touch with Management to work out the details.

Bob Lissner arrived at 6:09 p.m.

4. APPROVAL OF PREVIOUS MEETING MINUTES

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

The meeting minutes were reviewed by the Board.

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

5. FINANCIAL REPORTS

A. Review and Approve Financial Report for February 2013.

Bob Lissner gave a brief financial report. He mentioned that the Association waived the second quarter Assessment and explained to the Membership exactly why the fee was waived. Mr. England explained about the Mutual Bonds and that some of them have been called.

Motion: Jenna O'Neil made a motion to accept the financial report for February 2013 as presented. The motion was seconded by Robert Sramek and unanimously approved.

6. NEW BUSINESS

A. Board to review and approve contract renewal for Landscape Maintenance

Mr. England explained that the contract was not put out for bid and Signature Landscapes did not amend their contract or price from last year. Robert Sramek asked if the amendments from last year were noted in the contract this year. Mr. England stated that the amendments were included. Mr. Sramek also asked if the Homeowner's trees will be fertilized, because his has not been done in years.

Motion: Jenna O'Neil made a motion to accept the contract as presented by Signature Landscapes. The motion was seconded by Peter Lissner and unanimously approved.

B. Board to review and approve Padovan Consulting for continued asphalt maintenance.

Mr. England explained that for the past few years, the Board has contracted with Padovan Consulting, LLC for asphalt construction management.

Motion: Peter Lissner made a motion to accept the proposal as presented by Padovan Consulting, LLC in the amount of \$2,400.00 for asphalt construction management. The motion was seconded by Jenna O'Neil and unanimously approved.

C. Board to review and approve proposal for dirt work to fill in erosion issue along fence line in dog park.

Management explained that there is an area along the fence in the dog park that is eroding. A proposal was presented by Chuck Kelly at Celtic Construction to ad rip rap rock along the fence in the amount of \$1,175.00.

Motion: Bob Lissner made a motion to accept the proposal as presented by Chuck Kelly at Celtic Construction in the amount of \$1,175.00. The motion was seconded by Peter Lissner and unanimously approved.

D. Board to review application submitted by homeowner for home based business.

The Board reviewed the application as presented by Tim & Gayle Baker to run a Mobile Disc golf course/Ebay Sales of Discs from their home at 17834 Georgetown Drive.

Motion: Fred England made a motion to approve the Homeowner's request for a home based business. The motion was seconded by Jenna O'Neil and unanimously approved.

7. OLD BUSINESS

There is no Old Business at this time.

8. CORRESPONDENCE

A. Ismael Arellano (17683 Clear Springs Ct.)

Homeowner expressed concerns about snow removal. Mr. England explained that our snow removal contract has a 2" trigger before any work will be done.

B. Judy & Tim Reiski (17490dld)

Homeowner thanked the Board for the forgiven Assessment.

C. Washoe County Health District

Notice to Association regarding standing water to assist with mosquito control.

9. 2ND MEMBER'S FORUM

A. Bob Franci

Homeowner asked about the light pole that was hit by the Homeowner and if the person responsible was caught. Homeowner also complained about the Pod in the driveway of one of the homes in the Community.

B. Mila Ferrera

When are they going to start staining the common area fencing? Mr. England explained the process. Homeowner also complained about a home where the dogs dig under the fencing and have attacked her. Management instructed her to contact Animal Control.

C. Delores Adkins (17915 Blue Creek)

Ms. Adkins stated that she has noticed areas where the split rail fencing is broken. Management instructed her to contact them when she notices that there are issues with the fence.

D. Scott Hansen (18161 Cherryleaf Ct.)

Homeowner asked if the same type of care is taken for the fence staining projects that is used for the asphalt project? Mr. England stated that there are definitely precautions taken before issuing the final payment, but a consultant is not hired. Mostly because the product is provided by the Association so we know the quality of the stain being used.

E. Bob Lissner

Mr. Lissner explained that if a problem is noticed, you need to call Management and report it. Other issues can be addressed with Washoe County or the Sheriff etc.

F. Delores Adkins

Asked if new Homeowners are given anything. Management stated that each new Homeowner is sent a "Welcome Packet" that gives them important community information.

G. Pandora Gillan

Pandora Gillan from the Neighborhood Center was here and thanked Woodland Village for their donation for the Easter Egg Hunt. She also gave a brief update on the activities happening at the Neighborhood Center. If you want information about activities go to Coldspringsfamilycenter.com or WoodlandVillage.net has a link to the family center website.

10. ADJOURNMENT

Fred England adjourned the meeting by General Consent at 7:20 p.m.

Respectfully Submitted,

R.A. Higgins

Recording Secretary



Board of Directors