

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Thursday, July 18, 2013

Held at: 18705 Village Center Drive, Suite 103

I. CALL MEETING TO ORDER

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

II. MEMBER'S FORUM – Agenda Items Only

A. Becka Bild

Homeowner stated that someone had tried to break into her home and security told her that we only have security for 12 hours per day. Mr. England stated that we have always only had security for 12 hours.

III. SECURITY REPORT

Kevin Moran with ESI Security was present at this meeting and gave a brief report. He stated that his company has been trying to become more engaged in the community and he hoped that the Homeowners have noticed these changes.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve April 18, 2013 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Robert Lissner made a motion to approve the April 18, 2013 minutes as written. The motion was seconded by Jenna O'Neil and unanimously approved.

VI. FINANCIAL REPORTS

A. Review and Approve Financial Report for March, April and May 2013.

Robert Lissner gave a brief financial report. He stated that in April 2013 the Association was able to reduce their bad debt allowance by approximately \$50,000.00. He is intending to ask the Board to again to consider forgiving the 2nd Quarter Assessment for 2014.

Motion: Peter Lissner made a motion to accept the financial report for March, April and May 2013 as presented. The motion was seconded by Jenna O'Neil and unanimously approved.

VII. NEW BUSINESS

A. Board to review and approve contract for fence staining.

Several proposals were presented at this meeting for review by the Board. Robert Lissner stated that he believes that the price is high per foot in all of the proposals that were received. Fred England stated that he believes that the work done would be of a higher quality than a single man or double man crew could do. Fred England was concerned that if the Association hires Doug to perform this work, then he would have to be licensed and insured so that the Association will not be liable for damages or injury.

Motion: Peter Lissner made a motion to postpone this decision until a proposal can be obtained from a third contractor (Doug) within one week of this meeting, if an agreement can not be negotiated with (Doug) then a contractor will be chosen from the proposals received. The contract must stipulate the license and insurance requirements for the project. The motion was seconded by Robert Lissner and unanimously approved.

Motion: Fred Lissner made a motion to accept the proposal as presented by Parker Painting in the amount of \$33,450.00 with the stipulations in the above motion. Peter Lissner amended the motion to exclude the exception for over spray if the over spray is due to negligence on the part of the contractor. The motion was seconded by Peter Lissner and approved with (PL, JO, FE) in favor and (RL) against.

B. Board to review and approve tree replacement proposal.

Signature Landscaping presented a proposal for the replacement of 18 trees.

Motion: Jenna O'Neil made a motion to accept the proposal as presented by Signature Landscapes not to exceed \$4,500.00 for the replacement of 18 trees. The motion was seconded by Peter Lissner and unanimously approved.

C. Board to review and approve two year renewal for Integris Domain Server.

Jenna O'Neil explained that she has received payment for the renewal of the Domain Server for the next two years.

Motion: Robert Lissner made a motion to accept the proposal as presented by Integris to renew the domain server for two years. The motion was seconded by Peter Lissner and approved with (PL, RL FE) in favor and (JO) abstained.

D. Board to ratify consent in lieu for asphalt work.

In May, the Board entertained proposals as suggested by the consultant that the Board hired for the asphalt project for 2013. The proposals were received and reviewed by the Board and a vote was held via email in order to allow the contractors to do the work in optimal conditions. The Board chose SNC for the Type II Slurry Seal that was recommended.

Motion: Fred England made a motion to ratify the Board's decision to accept the contract with SNC for the Type II Slurry Seal in the amount of \$35,880.00. The motion was seconded by Robert Lissner and unanimously approved.

VIII. OLD BUSINESS

None at this time.

IX. CORRESPONDENCE

Cheryl Fleury-Balmer – Homeowner was concerned about the noise and dust caused by motocross dirt bike riders. Fred England explained that there is not much that can be done as an Association. Nikki Tanner explained that recently a law was passed that all off-road vehicles must be registered. Homeowner's can use these decal numbers to report the persons.

Scott Hansen – Homeowner was concerned about the Neighborhood Watch that is being advertised on the Woodland Village website would cause any liability for the Association? His concern is based on the Treyvon Martin case in Florida.

X. 2ND MEMBER'S FORUM

A. Bob Franci

Homeowner asked about the absence of Robert Shramek. Fred England explained Mr. Shramek has resigned and that the position that was held by Mr. Shramek was a developer position and his replacement needs to be appointed by the developer.

B. D. Atkins

Homeowner asked about the cameras that were discussed at the last Board meeting. Homeowner also explained about the dumpsters in the basin area that they have been cleaning.

C. Homeowner

Homeowner asked about the runoff from the water feature. She also complained that someone from Signature Landscaping almost ran over her and her dog.

XI. NEXT BOARD MEETING

No meeting date was determined at this meeting.

XII. ADJOURNMENT

Fred England adjourned the meeting by General Consent at 7:14 p.m.

Respectfully Submitted,



Rebeka Wiggins, Recording Secretary



Board of Directors