

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, July 17, 2014
Held at: 18705 Village Center Drive, Suite 103

I. CALL MEETING TO ORDER

Bob Lissner called the meeting to order at 6:01 p.m. Board members in attendance were Vice President Bud Varnum, Secretary Jenna O'Neil and Treasurer Robert Lissner. Absent were Fred England and Peter Lissner. Also present were six (6) homeowners with BJ Brown, Nikki Tanner and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II. CSFC REPORT & SECURITY REPORT

ESI Security was present at this meeting and gave a brief report. Introduction of David Palmer as their new Manager. Mr. Palmer stated that they had had some issues with some teenagers in a Ford Explorer. There is also another vehicle a white Jeep. He explained that they are trying to get control of these kids. They are making reports to the Sheriff's Department as they not incidents. They are also having problems with kids entering vacant homes. Homeowner expressed concerns about vandalism because her vehicle has been keyed and she has reported graffiti. She was instructed to report congregating juveniles to ESI so they can take a look at it. Jenna O'Neil asked if the graffiti is reported to the graffiti hotline. BJ Brown explained that the graffiti hotline will not assist with graffiti in the common area. They restated that if anyone sees a group of kids on the streets at night, and then let them know.

III MEMBER'S FORUM – Agenda Items Only

No Homeowners spoke, no action was taken.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve April 17, 2014 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Bud Varnum made a motion to approve the April 17, 2014 minutes as written. The motion was seconded by Jenna O'Neil and unanimously approved.

V. FINANCIAL REPORTS

A. Review and Approve Financial Report for May 2014.

Robert Lissner explained that the financials look good and we are plugging along. He explained the issue with the Municipal Bonds and stated that we are slowly getting out of them. They are now starting to aggressively foreclose on delinquent Homeowners.

Motion: Jenna O'Neil made a motion to accept the financial report for May 2014 as presented. The motion was seconded by Bud Varnum and unanimously approved.

VI. NEW BUSINESS

A. Board to review and approve asphalt proposals from Padovan

Several 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 Sierra Maintenance. The motion was seconded by Bud Varnum and unanimously approved.

Fred England arrived at 6:27 p.m.

B. Board to review and approve fence staining bids for common areas.

Several proposals were presented at this meeting for review by the Board. Jenna O'Neil suggested that that the Board might have someone come out and write the spec in the future just like they do for the asphalt.

Motion: Fred England made a motion to accept the proposal as presented by Parker's Painting. The motion was seconded by Bud Varnum and unanimously approved.

C. Board to review and approve tree replacement proposals

Several proposals were presented at this meeting for review by the Board.

Motion: Fred England made a motion to accept the proposal as presented by Signature Landscaping for Option One to replace trees. The motion was seconded by Bud Varnum and unanimously approved.

VII. OLD BUSINESS

There is no old business at this time.

VIII CORRESPONDENCE

None.

IX 2ND MEMBER'S FORUM

A. Homeowner

Homeowner asked if Lifestyle Homes was building anywhere closer to Reno.

B. Delores Atkins

Homeowner asked about cleaning out the ditches. BJ Brown stated that she has requested a proposal from Signature for this. She believes this is a fire hazard and needs to be done. Bud Varnum agreed to look into community service workers from the City of Reno.

C. Jenna O'Neil

Homeowner was concerned about the grounds around Village Center Drive.

D. Bob Franci

Homeowner asked about the lighting in the parks. Management was instructed to check with Peter and get moving on the lighting.

E. Fred England

Asked for Audit report to be placed on the next agenda. Bob Lissner added that he would like to see an update on the park lighting as well.

F. Homeowner

Homeowner asked about the garage sale signs.

X. ADJOURNMENT

Robert Lissner adjourned the meeting by General Consent at 6:54 p.m.

Respectfully Submitted,


Recording Secretary

Board of Directors