

**WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**

Thursday, October 16, 2014  
Held at: 18705 Village Center Drive, Suite 103

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**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, Vice President Bud Varnum, Secretary Jenna O'Neil, Treasurer Robert Lissner and Director Peter Lissner. Also present were eighteen (18) homeowners with BJ Brown, Nikki Tanner and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

**II MEMBER'S FORUM – Agenda Items Only**

No Homeowner's spoke, no action was taken.

**III. CSFC REPORT & SECURITY REPORT**

ESI Security was present at this meeting and gave a brief report.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

**A. Review and Approve July 17, 2014 Board Meeting Minutes**

The meeting minutes were reviewed by the Board.

Motion: Bob Lissner made a motion to approve the July 17, 2014 minutes as written. The motion was seconded by Peter Lissner and unanimously approved.

**V. FINANCIAL REPORTS**

**A. Review and Approve Financial Report for June, July & August 2014.**

The financial report was reviewed by the Board. Robert Lissner stated that the Association has too much cash available. If some of this cash is not invested it will not be federally insured. Fred England stated that he is working on purchasing some CD's.

Motion: Robert Lissner made a motion to accept the financial report for June, July & August 2014 as presented. The motion was seconded by Peter Lissner and unanimously approved.

**B. Board to approve 2015 Budget**

The Board reviewed the Budget as it was presented. There was some discussion about an increase in Security costs. There was also some discussion regarding a decrease in bad debt write-offs and delinquency. BJ Brown explained the recent decision that was recently decided by the Nevada Supreme Court. The only problem remaining is that the Title Companies will not be able to issue title insurance policies on the third party level. Jenna O'Neil asked about some of the maintenance issues throughout the community most specifically fencing. Fred England explained that the funds that were not spent this year can be spent next year for maintenance. Jenna O'Neil was also concerned about the increase in landscaping maintenance costs. Peter Lissner asked about repairs and maintenance costs. Peter Lissner also asked about fencing and tree maintenance costs as well. Peter Lissner stated that the idea with fence stain, they have decided that possibly providing only one five-gallon bucket of stain to see if it is sufficient to cover the fences because in the past, there was a lot of wasted stain.

Motion: Peter Lissner made a motion to accept the 2015 Budget as presented. The motion was seconded by Bud Varnum and unanimously approved.

**C. Board to approve 1120H form and CPA for taxes**

Fred England explained that the Board has a choice whether or not they file the annual tax return using the form 1120H or form 1120. They have always chosen form 1120H in the past.

Motion: Bob Lissner made a motion to file the annual tax return using form 1120H for 2014. The motion was seconded by Jenna O'Neil and unanimously approved.

**D. Board to approve increase for checks on pay scan.**

Fred England explained the process of signing checks electronically and whether or not they want to increase the \$10,000.00 limit that had previously been approved.

Motion: Peter Lissner made a motion to not to increase the limit that had previously been set for signing checks electronically. The motion was seconded by Bob Lissner and unanimously approved.

## VI. NEW BUSINESS

### A. Board to review and approve common area plant replacement bid.

The Board reviewed a proposal to replace several trees and shrubs throughout the community where the plants had been previously removed. Peter Lissner stated that originally they chose Signature Landscaping because they were great at keeping the grass green and mowing. Now they are finding that some areas are not being taken care of the way they should be taken care of. Fred England stated that he believes that the Board should take a walk to determine exactly what plants we want planted and where. Once that is complete, based on the original landscaping plan, then we can go out to bid and find a contractor, possibly other than Signature, that can do the planting. This issue was postponed until a specific plan can be made. Fred England was in favor of hiring a landscaping architect to review the project and determine exactly what needs to be done. Peter Lissner stated that he has a set of plans, he can give to three landscaping contractors and see what they come up with.

Motion: Jenna O'Neil made a motion to have three landscaping contractors review the plans, that Peter Lissner has agreed to supply, and obtain a proposal based on a specific plan. The motion was seconded by Bob Lissner and unanimously approved.

### B. Board to discuss allocation of mule deer fund or amend docs to discontinue.

Fred England explained that originally each lot was charged .50 per lot to support the mule deer herd from the Peterson Range. There is a significant amount of money that has been set aside and we have never been able to find a way to spend it. He believes that the funds need to be reallocated into the Reserve account. Fred England explained that it will require 2/3 majority vote to reallocate these funds. It is going to be a very large project. BJ Brown explained that it can be done, but it will take about a year.

Motion: Bob Lissner made a motion to begin the process of reallocating the Mule Deer funds to the Reserve Account. The motion was seconded by Jenna O'Neil and approved with (BL,JO,BV,FE) in favor and (PL) against.

### C. Board to review and approve cost for taller light poles in Forest Park.

Bob Lissner explained that the Board is considering replacing the light poles in Forest Park with taller poles. The cost will be approximately \$1,000 per pole and there are about 15 poles. The hope is that this will deter some of the vandalism of the existing lights. BJ Brown suggested that the poles be replaced and add cages to a few of the most popular lights and see if it works.

Motion: Bob Lissner made a motion to approve the replacement of the light poles in Forest Park once Bob Lissner and the gentleman from the audience have gone to take a look at the poles to make sure they will be an effective deterrent. The motion was seconded by Jenna O'Neil and unanimously approved.

### D. Approve snow removal contract.

The Board reviewed the snow removal contract that was presented by Signature Landscaping. Bob Lissner was concerned about the costs from the snow removal last year. Fred England explained that Signature has been given a new map that outlines the exact places that snow removal is needed. He added that they excluded weekend and holiday shoveling from the contract. Peter Lissner asked if we had time to get additional bids for snow removal.

Motion: Bob Lissner made a motion to accept the snow removal contract as presented by Signature Landscapes with the condition that no overtime hours will be charged unless approved by Fred England. The motion was seconded by Jenna O'Neil and unanimously approved.

### E. Board to review and approve bid for controller replacement.

The Board reviewed a proposal as presented by Signature Landscapes to replace the irrigation controllers. Peter Lissner was apposed to the proposal, he believes that the prices are too high. Peter also believes that cages should be installed and a price for both should be obtained. Peter will talk to some of his contractors and see about the costs for another proposal.

## VII. OLD BUSINESS

None at this time.

## VIII. CORRESPONDENCE

None.

## IX 2<sup>ND</sup> MEMBER'S FORUM

### A. Homeowner

Homeowner asked if the contract with Signature is a long term contract. The Board responded that the contract with Signature will be reviewed in the spring. Homeowner also asked what the avenue was for reporting landscaping issues. BJ Brown said for her to email her and she will forward it to Signature.

**B. Homeowner**

Homeowner stated that Signature is not removing the weeds from the rocks. Homeowner does not believe they are even looking at anything when they come out.

**C. Homeowner**

Homeowner asked about street signs on the culvert side. She said that the Board had stated previously that it would be a good idea.

**D. Ashley**

Homeowner said that she did not know that the agenda is not being mailed out. BJ responded that a notice of meeting dates is mailed out annually and agendas are placed in the kiosk prior to each meeting. Homeowner also has an issue with speeding on Cody Court.

**E. Homeowner**

Homeowner asked about the petition. Peter Lissner offered to take the Homeowners down to the County personally if a petition is obtained for speed bumps.

**F. Homeowner**

Homeowner commented on the turnout at this meeting.

**X. ADJOURNMENT**

Fred England adjourned the meeting by General Consent at 7:48 pm.

Respectfully Submitted,

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Recording Secretary

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Board of Directors