

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, April 23, 2015
Held at: 18705 Village Center Drive, Suite 103

I. CALL MEETING TO ORDER

Bob Lissner called the meeting to order at 6:00 p.m. Board members in attendance were President Fred England, Vice President Robert Corrado, Treasurer Robert Lissner and Director Peter Lissner. Absent was Jenna O'Neil. Also present was BJ Brown, from Eugene Burger Mgmt. Corp.

II MEMBER'S FORUM – Agenda Items Only

A. Mark Freeze with NV Department of Wildlife

Mr. Freeze stated that he would like to learn more about the Mule Deer Fund. He brought with him a list of opportunities throughout the area. The Board asked him to stick around until the time period in the agenda set aside to discuss this issue.

B. John Wilson

Mr. Wilson also wanted to talk about the Mule Deer Fund.

III. CSFC REPORT & SECURITY REPORT

Bob Lissner reported that the Cold Springs Family Center is doing well and as far as he is aware everything is going fine. Kevin with ESI Security was present at this meeting and gave a brief report. He did state that they have been concerned about Homeowner's leaving their garage door open.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve January 22, 2015 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Fred England made a motion to approve the January 22, 2015 minutes as written. The motion was seconded by Peter Lissner and unanimously approved.

V. FINANCIAL REPORTS

A. Review and Approve Financial Report for December 2014, January and February 2015.

Fred England gave a brief financial report. He stated that the Mule Deer Fund is sitting at approximately \$95,000.00. He added that right now we look great budget wise. We are working on moving some funds to maintain federal insurance. The receivables look pretty good at about \$66,000.00 in Assessments. Fred also gave a brief description of the Reserve Study which dictates the amount we need to have in the Reserve Accounts to be in compliance with the requirements that have been mandated by the State of Nevada.

Motion: Peter Lissner made a motion to accept the financial report for December 2014, January and February 2015 as presented. The motion was seconded by Bob Lissner and unanimously approved.

VI. NEW BUSINESS

A. Board to approve drip line burial bid.

Bob Lissner explained that they have a proposal from Signature Landscapes to replace approximately 3500 linear feet of tubing that is out where it doesn't belong. The tubing needs to be buried. BJ explained that the work has already been completed and that the Board approved the project via email because the work needed to be done prior to having the irrigation system turned on. BJ explained that per her conversation with legal counsel it would be acceptable to approve the contract via email due to time constraints. The email approval was obtained and the decision will need to be ratified at this meeting.

Motion: Fred England made a motion to ratify the Board's approval of the contract with Signature Landscapes in the amount of \$5,900.00. The motion was seconded by Peter Lissner and unanimously approved.

B. Update on mule deer fund reallocation/CC&R amendment Board to extend dead line.

Bob Lissner explained that the Board has sent out a notice to the Homeowners to try to get an approval to amend the CC&R's to exclude the funding for the Mule Deer. The fund was set up at inception and it was voluntary. We have been trying unsuccessfully for 15 years to find partners to match us with money and/or time on Peterson Mountain. We have had offers for projects in Winnemucca, but the fund was set up to help the Mule Deer in our area. BJ Brown explained that originally the Homeowners were given until May 1, 2015 to respond. As of today we have received 223 votes in favor of eliminating the fund

and 44 opposed. BJ stated that notices will be send again to all Homeowners who have not responded to try to get closer to the majority. Fred England explained that some money has been spent, but the interest has not been enough to keep the fund going. The last thing that we worked on was to fund the installation of signs on 395 and the Board had agreed to fund a large portion of that, but there has been no response. We currently have \$96,000 to spend, but the idea is for Woodland Village to match funds with another agency for maximum impact. Fred England that rather than having the fund continue to build up, he would like to see the fund eliminated and placed into the Reserves and at some point and if the reserves is fully funded, the excess can be passed on to the Homeowners with Assessment forgiveness, etc. Ideally he would like to see the funds spent as they were intended. Bob Lissner stated that we would love to see a proposal to spend the fund at the next Board meeting. BJ Brown explained that even though the Board has began the process to eliminate the fund, if a project for the funds became available, the Board could certainly consider it. There was a member of the NV Department of Wildlife present at this meeting and the Board allowed him to speak on behalf of the agency regarding the needs present for the Mule Deer in Nevada. They believe that there is a lot of opportunity to assist this heard. There was some discussion regarding the verbiage that was included in the letter. The Board agreed that the letter should likely be revised to state that some funds have been spent. The Homeowner believed that a re-vote is necessary. The Board agreed that the letter should be updated, and that legal counsel should be contacted to determine if a re-vote should be done. Bob Lissner clarified that in order to chance the CC&R's we must have a majority of the Homeowner's in favor.

Motion: Fred England made a motion to extend the deadline for Homeowner response to August 1, 2015. The motion was seconded by Peter Lissner and unanimously approved.

C. Board to discuss variance for height limitations in design guidelines.

BJ Brown explained that there was an application presented to the committee for a shed to be build and a variance was approved. BJ did not believe that the guidelines would need to be adjusted at this point.

D. Update on common area plant replacement.

BJ Brown explained that previously \$20,000 was approved for common area plant replacements. It was determined that no additional plants were needed along the main streets because there was plenty of vegetation. She stated that she will be meeting Libo to get some proposals for adding plants along the paths and at the ends of cul-de-sacs. She looked at a few areas, but she does not know exactly how far \$20,000 is going to go. They may need to choose smaller sections to get the coverage that we want and then go from there. She also talked about the erosion along the paths because they are going to need some more rock. She has noticed a lot of asphalt cracking especially along New Forest.

E. Board to review and approve landscape contract.

Peter Lissner stated that he has been working with Signature Landscapes to work out a contract that includes all of the little things that are necessary to avoid delay in getting things taken care of. His new bid now includes larger drip system care and emitters and cleaning out the detention basins more often and the Board has requested monthly reports. BJ stated that she believes that Signature is taking better care of the property. Peter stated that Libo, the Owner of Signature Landscapes was very receptive to discussing the problems that we have been having. He believes that they are now understanding that additional oversight is needed. The consensus was that the contract would likely be up from 15-20% annually due to the additional work. If the contract falls within these guidelines, then the Board can approve the contract and ratify it at the July meeting.

Motion: Fred England made a motion to continue with Signature at our previous contract price and revisit the contract at the July meeting. The motion was seconded by Peter Lissner and unanimously approved.

Jenna O'Neil arrived at 7:03 p.m.

F. Board to approve split rail staining bid.

Bob Lissner explained that they have a proposal to stain 1/3 of the Common Area split rail for \$35,000. BJ Brown explained that Parker Painting has been taking care of our fences for the past 5 years. Jenna O'Neil stated that there are several areas that look pretty bad, but they are not due until next year. Peter explained that the split rail fencing really does not absorb the stain very well. Fred Lissner stated that possibly get the stain scheduled for this year and perhaps take a new approach for the future. Peter Lissner stated that he is working with adding solids to the existing stain colors to help with coverage and longevity. It is much harder to use, but will at least last longer. Peter stated that there is an additional cost for the stain, he will take a look at how much.

Motion: Fred England made a motion to change from the 30% paint material to the 60% paint material to help with coverage on the fences at a cost of approximately \$2.00 per gallon. The motion was seconded by Jenna O'Neil and unanimously approved.

Motion: Fred England made a motion to approve the proposal in the amount of \$35,450.00 as presented by Parkers Painting to stain the split rail. The motion was seconded by Jenna O'Neil and approved with (RL,FE,JO,RC) in favor and (PL) against.

Motion: Fred England made a motion to have someone look at the entire property to obtain a list of areas in need of paint. The motion was seconded by Peter Lissner and unanimously approved. BJ Brown explained that someone would need to be responsible, for presenting her with a list of areas, because she will be unable to get to it with the current asphalt and irrigation projects.

VII. OLD BUSINESS

None at this time.

VIII. CORRESPONDENCE

None at this time.

IX. 2ND MEMBER'S FORUM

A. Homeowner

Homeowner asked when weed letters would begin. BJ explained that weed notices will begin the first part of May, once the weather starts getting warm. BJ Brown explained the violation process.

B. Homeowner

Homeowner asked about cutting a fire trail behind Honey Locust.

C. Homeowner

Homeowner asked who is responsible for those properties whose owners cannot physically take care of their yards. BJ stated that the Homeowner would have to hire someone to take care of it for them. Homeowner asked about the amount of greenery required in her front yard landscaping.

D. Lisa

Homeowner asked about identifying the street names on pathways. Peter agreed to take a look at it and hopefully get it done.

E. Mila

Homeowner asked about the asphalt in the walking paths. Homeowner also asked about speeding down her street. Fred England advised the Homeowner to contact the police.

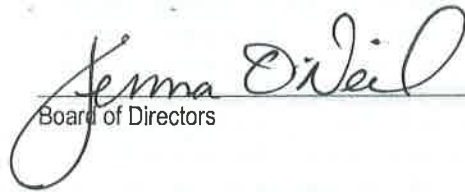
X. ADJOURNMENT

Bob Lissner made a motion to adjourn the meeting. It was seconded by Fred England and unanimously approved. The meeting adjourned at 7:48 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors