

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

Thursday, January 22, 2015  
Held at: 18705 Village Center Drive, Suite 103

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**I. CALL MEETING TO ORDER/ROLL CALL**

Peter Lissner called the meeting to order at 6:01 p.m. Board members in attendance were President Peter Lissner, Vice President Jenna O'Neil, Treasurer Robert Lissner and Director Robert Corrado. Also present were six (6) homeowners with BJ Brown Community Manager, Rebeka Wiggins Meeting Recorder from Eugene Burger Mgmt. Corp.

**1. Board to Appoint Fred England to the board.**

Peter Lissner announced that the developer has appointed Fred England to the Woodland Village Board of Directors. He will be taking Bud Varnum's place who recently resigned due to health reasons.

**2. Board to Elect Officers.**

Peter explained that due to the appointment of Fred England, the officer positions need to be re-elected.

Motion: Jenna O'Neill made a motion to nominate Robert Lissner as President, Jenna O'Neil Vice President, Peter Lissner, Secretary and Fred England Treasurer. The motion was seconded by Fred England and unanimously approved.

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

**1. Mila Hererra**

Homeowner asked about security patrol hours. BJ explained that they had some additional patrols during the holiday break, but they are back on their regular schedule now. BJ explained that the hours vary daily. BJ also explained about the vacation watch program.

**2. Homeowner**

Homeowner explained about the recent barrage of burglaries in the area.

**3. Dave Little**

Homeowner explained that he has been working with the neighborhood watch, and they believe there is a drug problem in the parks at Woodland Village. Jenna O'Neil explained that the park is not owned by Woodland Village so our ability to enforce or police the area is limited. They have recently installed additional lighting in the area.

**III. CSFC REPORT & SECURITY REPORT**

There were no representatives from ESI Security present at this meeting.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

**1. Review and Approve October 16, 2014 Board Meeting Minutes**

The meeting minutes were reviewed by the Board.

Motion: Peter Lissner made a motion to approve the October 16, 2014 minutes as written. The motion was seconded by Jenna O'Neil and unanimously approved.

**V. FINANCIAL REPORTS**

**1. Review and Approve Financial Report for September, October and November 2014.**

The financial report was reviewed by the Board. Fred England gave a brief financial report and explained that we are in the process of moving some of our funds into CD's which will allow get more interest on our money. Fred asked about the fence sealant budget item, and why it is so out of whack.

Motion: Peter Lissner made a motion to accept the financial report for September, October and November 2014 as presented. The motion was seconded by Jenna O'Neil and unanimously approved with (PL,JO,FE,RC) in favor and (BL) against.

**VI. NEW BUSINESS**

**1. Board to review and approve common area plant replacement bid.**

Peter Lissner explained that he does believe that some of the plant losses are due to insufficient care, but the issue is that it is unlikely that we can prove that Signature is solely at fault. Jenna O'Neil was concerned that the proposal is old and they may not honor the price. BJ stated that they have been in contact with Signature and the proposal is basically just for the plants that they want to purchase, but the placement is still in question and will be decided by the Board.

Motion: Fred England made a motion to approve \$20,000 for plant replacement with Peter Lissner and BJ Brown determining the placement of the plants within the common area. The motion was seconded by Peter Lissner and unanimously approved.

**2. Update on mule deer fund reallocation/CC&R amendment.**

Bob Lissner asked if anyone has done any work on the mule deer fund issue. BJ stated that she has been working with Gayle Kern regarding this issue and Gayle is working on ballots to be mailed to the membership. Bob Lissner asked if the Board could take a look at the package before it is mailed.

**3. Board to review and approve cost for taller light poles in Forest Park.**

BJ explained that they have replaced 5 lights and so far they have not been vandalized, but the lights are not bright enough. Peter Lissner has been looking at some upgraded luminaries for the lights.

Motion: Fred England made a motion to approve the purchase of 10 new light poles for Forest Park. Jenna O'Neil added that the upgrade on the luminary to be approved by Peter Lissner. The motion was seconded by Jenna O'Neil and approved with (JO, FE, RL, RC) in favor and (PL) against.

**4. Board to discuss switching to solar LED lighting for common lighting.**

Peter Lissner explained that he is working on installing the lights for the new phase at Woodland Village, he is working on a plan so he will have a cost soon. Additional lights can be installed virtually anywhere because wiring is not necessary. He said he has been working with new lights that are solar but maintenance may be needed to keep the solar panels charging properly and of there are batteries that need to be replaced every three years. Peter will bring a presentation to the next meeting.

**5. Board to discuss new fence stain/paint mixture.**

Peter Lissner is proposing that we start using a 20% paint mixture because the current stain is no longer really covering well as the boards are getting older. The cost for switching to a higher paint mixture is more. He will have some samples at the next meeting. Bob Lissner stated that he would like to see the reduction of stain for each home placed on the next agenda.

**6. Board to discuss modification for landscape contract renewal.**

Fred England explained that they are working with Signature Landscapes to get some modifications to the current landscaping contract. We want them to be responsible for the regular irrigation maintenance. This will make them more responsible for the plant living material. He would also like to see a monthly report regarding bi-weekly checks. There are a lot of areas that the Board believes are not being properly cared for. They are meeting with Signature Landscapes next week.

## VII. OLD BUSINESS

There is no old business at this time.

## VIII CORRESPONDENCE

None.

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

**1. Homeowner**

Homeowner asked about the vehicle vs. tree and will the tree survive. BJ said that she doubts it, but a police report has been filed. We have the license number so hopefully the driver's insurance policy will reimburse us. She will take pictures and get it repaired.

**2. Homeowner**

Homeowner asked about the HOA purchasing and installing neighborhood watch signs. Jenna explained that the neighborhood watch program is not a Woodland Village association it is a Cold Springs Association. Fred stated that if the Neighborhood Watch presented a proposal to the Board they would be willing to consider. Bob Lissner stated that most of the signs belong to the city so if they approve it, then the Association probably has nothing to say about it. He added that the Developer may be interested in assisting with some of the cost for the signs.

**3. Homeowner**

Homeowner asked about the Developer Community involvement. Peter Lissner stated that they had been shut down for several years and just began building again recently. They have a fund available for community events. They run the community center and the HOA donates to community center events. Bob Lissner stated that Lifestyle Homes is very invested in this community. They have funds available for community development.

**X. ADJOURNMENT**

Bob Lissner adjourned the meeting by General Consent at 7:05 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors

