

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, July 23, 2015

Held at: 18705 Village Center Drive, Suite 103

I. CALL MEETING TO ORDER

Robert Lissner called the meeting to order at 6:02 p.m. Board members in attendance were President Robert Lissner, Vice President Robert Corrado, Treasurer Fred England, Secretary Jenna O'Neil and Director Peter Lissner. Absent was Robert Corrado. 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

A. Homeowner

Homeowner asked about a tree that she had previously reported that was getting too much water. They covered the tree with rocks now, and have been trimmed. She did not believe that the Homeowner's should have to pay if the tree does not live.

B. Lee Little

Homeowner stated that she was part of the neighborhood watch and wanted to know when it would be time for her to talk. Fred England stated that during the Security report would be a good time.

III. CSFC REPORT & SECURITY REPORT

Bob Lissner stated that he believed that everything is going well with the Family Center. Lee Little stated that she has been attending the meetings for several months now, and recently the reports have increased significantly. She wanted to know if patrols could be increased. Fred England stated that last month the patrol was increased for summer hours. Jenna O'Neil asked how much the monthly fees would increase if we had someone on patrol 24 hours a day. Peter stated that if we doubled the patrols, then the cost would double as well. Another Homeowner explained that the reports jumped but only since the kids have been out of school. Kevin Moran was present at this meeting from ESI Security and stated that most of the issues we are having at this time is kid related. Most of it is minor vandalism and can be dealt with relatively quickly. A lot of times the kids are gone when security arrives. He stressed the house watch program because the participation was very low this quarter. It really helps in other communities. Jenna added that the form is available on the website. The hours have been increased for summer and they do have an officer who is riding the paths. They did a full light outage report for the neighborhood. He reminded those present how important it is to make sure they close their garage door. He stressed that all of his cars have GPS and they monitor the paths to make sure that the officers are making it to each street. Jenna O'Neil asked if the chip equipment was in working order because several Homeowners' have reported that ESI has claimed that the chip reader is broken. Peter Lissner asked if the Security Patrol hours increase could be put on the next agenda. Bob Lissner explained that most of the homes that they designed have windows that face the street, they were designed that way on purpose, but he has noticed that most of the homes have window coverings that block the Homeowner's view of the street.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve April 23, 2015 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Fred England made a motion to approve the April 23, 2015 minutes as written. The motion was seconded by Peter Lissner and unanimously approved.

V. FINANCIAL REPORTS

A. Review and Approve Financial Report for March, April & May 2015.

Fred England gave a brief financial report and stated that at this point, we are under budget for the year, but he does expect that to change over the summer months. Bob Lissner added that we are approximately 79 delinquent accounts which is a dramatic improvement.

Motion: Jenna O'Neil made a motion to accept the financial report for March, April & May 2015 as presented. The motion was seconded by Peter Lissner and unanimously approved.

B. Board to approve 2014 audit.

Fred explained that the 2014 audit has been completed and he forwarded it to each of the Board members for review. He believed that the audit looked pretty good we were a little below 100% funding for the Reserve Account, but not by much maybe only 2%.

Motion: Peter Lissner made a motion to approve the 2014 Audit as presented. The motion was seconded by Jenna O'Neil and unanimously approved.

VI. NEW BUSINESS

A. Board to discuss installing the additional 10, 15 ft. poles along Forest Park.

Bob Lissner explained that we have installed 5 bigger and stronger lights at Forest Park and so far they have not been broken. We now have a proposal to install the additional 10. BJ Brown explained that the bulbs are a bit tougher as well and they are planning to begin replacing the old bulbs with the new ones. There was some discussion regarding replacing the street lights with solar bulbs.

Motion: Fred England made a motion to approve the proposal as presented by The Electric Company in the amount of \$12,928.50 to replace 10 street lights with the stipulation that they provide the permits necessary for the project at their cost. The motion was seconded by Jenna O'Neil and unanimously approved.

B. Board to review and approve asphalt bids for paths and discuss asphalt around village center.

BJ Brown explained that she has asked for a price from Padovan for Village Circle Driver Drive paving and they came back with an approximate price of \$7,000. BJ was concerned though that some of the asphalt paths are failing due to erosion. hat there have been some failures of the asphalt along the paths. She has asked for a recommendation from Padovan. BJ explained that the recommendation was to continue with the standard maintenance, but that the asphalt would not be needed this year.

Motion: Jenna O'Neil made a motion the cost of \$7,000 for asphalt sealing with no repair as per the report presented by Padovan Consulting. The motion was seconded by Peter Lissner and unanimously approved

Motion: Jenna O'Neil made a motion to approve the cost of \$4,000 to repair the broken asphalt on the paths as per the report presented by Padovan Consulting. The motion was seconded by Peter Lissner and unanimously approved.

C. Board to approve tree replacement along street and front yards.

Management has presented the Board with a list of 37 trees in Homeowner yards that need to be replaced. Fred England explained that each home has one "street" tree that is owned by the Association and the Homeowner is responsible to take care of that tree. If the tree dies due to lack of care, then the Homeowner can be charged the cost to replace the tree. Signature Landscapes has presented a proposal to replace the 37 trees. The cost to replace the trees will be either \$12,987 or \$6,882 dependent on which size they choose.

Motion: Fred England made a motion to approve the proposal as presented by Signature Landscapes in the amount of \$12,987 to replace 37 street trees 2" caliper trees. The motion was seconded by Peter Lissner and unanimously approved.

Motion: Fred England made a motion to accept the proposal as presented by Signature Landscapes in the amount of \$8,443 for Street Scapes and Native Park planting. The motion was seconded by Jenna O'Neil and unanimously approved.

D. Board to discuss approve additional plants for common area.

Peter Lissner stated that when he builds a community, there is a very specific landscaping plan that he is required to follow. It makes for a very nice community when he is finished. He believes that the Association should maintain the community in the same fashion because it looks very nice. Peter explained that he has been working very closely with the owner of Signature Landscapes and has been happy with the response time. BJ Brown explained that previously the Board approved \$20,000 for trees and we were able to get a lot done. Originally, the Board wanted to see how far \$20,000 would go. Bob Lissner asked for a proposal for all of the plant replacements. One Homeowner asked about water usage, and whether we should be looking at methods for conserving water instead of planting more trees. Peter Lissner stated that they are no longer putting lawn in the common areas. Fred stated that, in his opinion, the Board should approve another \$20,000 for plant replacement and get the project going. Otherwise, we will have to wait until October to look at a new proposal so the planting will have to be done next year. Bob was in agreement, but would also like to see a proposal for the balance of the planting that needs to be done. BJ and Peter stated that they believe that they should have the authority to have dead trees replaced in the common area when they are noticed, because if not they can lose track of them. Fred believes that the cost is in the budget and could be considered normal maintenance. If the cost is over \$1,000 then they would have to go out to the Board for approval anyway. He believes that this simply requires direction from the Board President.

Motion: Fred England made a motion to approve an additional \$20,000 to Signature Landscapes for common area plant replacements. The motion was seconded by Jenna O'Neil and unanimously approved.

Motion: Peter Lissner made a motion to change the Board policy that anything broken or dead will be will be considered normal maintenance and will be replaced as necessary without specific approval from the Board. The motion was seconded by Fred England and unanimously approved.

E. Board to discuss street signs on walking path.

A Homeowner explained that she walks the paths all the time and it is impossible really to know exactly where you are. Peter stated that he has looked into the cost of street signs and they will run about \$15.00 per sign plus whatever it will cost to install

them. Fred suggested that stencils can be purchased and the street names can be painted on the walkway at the end of the cul-de-sac.

Motion: Jenna O'Neil made a motion to approve the purchase and installation of street signs on the path at a cost not to exceed \$5,000. The motion was seconded by Peter Lissner and unanimously approved.

F. Board to discuss soil erosion and maintenance/fixing severe areas.

BJ stated that there are a lot of areas that are eroding along the basin. She believes that Signature can handle the work and they have the equipment to do it. She believes that someone is going to have to walk to determine what areas are needed. Peter stated that he can make the rock for the fill. BJ stated that Cedar View is one of the worst areas and the soil is eroding due to irrigation water draining. Fred believes that this is a maintenance item, and it needs to be addressed before it becomes a hazard or destroys an area. Peter believes that \$10,000 will fix the worst areas and once that is done, the Board can begin working on the remainder of the areas that need to be addressed. Peter agreed to get a price from Campbell.

Motion: Fred England made a motion to authorize up to \$15,000 to fix the erosion throughout the Association. The motion was seconded by Peter Lissner and unanimously approved.

G. Discuss homeowner lights and replacing with solar.

Peter explained that several Homeowners have been cutting the lines to the street lights that they agreed to pay for when they bought the homes. BJ stated that she has been working with the Homeowner's regarding their lights and she thinks that most of them are working. BJ explained that when a Homeowner damages their light pole which is common area property, they are billed for the expense of repair.

VII. OLD BUSINESS

A. Update on common area plant replacement.

BJ explained that she and Peter have been working with Signature Landscaping and the areas that have been completed look great and she was surprised at how far they were able to get.

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

Fred believes that they should stop funding, not spend the money, and just stop funding. BJ explained that they have stopped mailing ballots. She specified that the vote is just to amend the CC&R's and not to re-allocate the funds. She believes she has received approximately 200 votes and only 24 no votes in that.

Motion: Fred England made a motion to extend the deadline for Homeowner response until November and continue to mail the ballots for Homeowner input he would like to propose the discontinuation of funding the project. The funds will remain as they are we would just discontinue funding it. The motion was seconded by Jenna O'Neil and unanimously approved.

VIII 2ND MEMBER'S FORUM

A. Sheli

Homeowner stated that the common area fencing has not been painted for several years. The court across from her was painted for both of the past two years.

B. Homeowner

Homeowner asked about only getting only 5 gallons of stain. BJ confirmed that they decided to only give out one bucket this year because there was so much waste. Homeowner's can call if they need additional stain.

C. Homeowner

Homeowner complained about the weeds. BJ explained the process of filing for conjunctive relief for violations.

D. Homeowner

Homeowner complained about vehicles parked on the street on Georgetown. There is not enough room for two cars to get by. It's dangerous.

E. Homeowner

Homeowner stated that there are some areas where trees and shrubs are blocking views for driving.

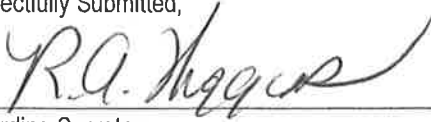
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IX ADJOURNMENT

Bob Lissner adjourned the meeting by General Consent at 8:10 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors