

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, April 21, 2016
Held at: 18705 Village Center Drive, Suite 103

Board Members Present:	Robert Lissner, Jenna O'Neil, Peter Lissner, Robert Corrado
Board Members Absent:	None
EBMC:	BJ Brown, Community Manager, Rebeka Wiggins, Recording Secretary
Other:	Michael Pagni
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Robert Lissner called the meeting to order at 6:00 p.m.

II MEMBER'S FORUM – Agenda Items Only

1. **W. Bild (17770 Brushland Dr.)**
Homeowner asked a neighbor who has many vehicles parked in their yard and if anything can be done.
2. **Ken Deamaral (Lockspur Ct.)**
Homeowner explained that he would like to have a fence built to prevent the children from walking near his property because they through their debris into his yard.
3. **Daniel Theobold (18222 Pin Oak Ct.)**
Homeowner asked how many homes were in the plan to be built. He also asked about whether or not there will be a High School out here. Robert Lissner stated that a new High School is being discussed as well as a new Elementary School. The Homeowner also asked about the issue of traffic because 395 is not going to be able to handle it.
4. **Elizabeth Theobold (18222 Pin Oak Ct.)**
Homeowner asked the difference between a Homeowner meeting and a Board meeting. BJ Brown explained the difference. Essentially a Board meeting is intended for the Board to conduct the business of the HOA. Homeowner added that if the kids that are damaging HOA property are wearing school uniforms then the school police can get involved.
5. **Heather Greene (17910 Brushland Drive)**
Homeowner complained that there is NEVER any patrol at Forest Park. She lives very near the park and believes that there is a constant problem there.
6. **Sean**
Homeowner asked what time the security is patrolling because he is seeing more problems late at night.
7. **Delores**
Homeowner explained that she is the only parent that actually shows up at the bus stop and she sees the kids and speaks to them and they seem to respond. BJ suggests that we attempt to get the Sherriff's office and the school and the HOA together to let these kids know exactly what they could be facing for this type of vandalism.

III. CSFC REPORT & SECURITY REPORT

Jenna stated that she received a report from Pandora from the family center and the Easter Egg Hunt went well, attendance is steady and thanks to Lifestyle Homes for all of their contributions as well as the \$500 contributed by Woodland Village HOA. Robert Lissner explained the issues regarding ESI and the vandalism in the Community. ESI was present at this meeting to give a report regarding the Security services at Woodland Village. The reported that there has been some increase in graffiti and of course the lighting that is extremely expensive to repair. He explained that they absolutely need each and every Homeowner to report the instances of crime and vandalism because at this time there is only one officer assigned here from Washoe County. The can absolutely adjust their patrol times to accommodate, they just need data from the Homeowner's to assist them in tracking the instances. Peter Lissner explained that they are trying different things to get the vandalism under control. Robert Lissner explained that they have been hearing the exact same advice for 15 years now and it's just not working. There was some discussion of adding cameras to some of the areas. One Homeowner asked how large the community would need to be to get a substation. A Homeowner asked if there could be some kind of discount available for assistance paying for security system monitoring. Robert Lissner asked if there were any Homeowner's that might be interested in forming a committee to assist with this issue. Seth Hartman with ESI Security stated that he would be putting together a plan that will hopefully get absolutely get

this issue resolved and make his officers more effective. He also asked if he could come to the Neighborhood Watch meeting. He believes that ESI can do a much better job here. Peter Lissner believes that the real issue is that it is really the Homeowner's that live in the community to put a stop to all of this vandalism. We can throw as much of your money toward it as you want us to but without all of your help we will not be able to resolve this. Management has been filing weekly reports of the vandalism that is reported. Again, Robert Lissner asked for volunteers to assist with this issue by way of a Committee.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

1. Review and Approve January 21, 2016 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Peter Lissner made a motion to approve the January 21, 2016 minutes as written. The motion was seconded by Jenna O'Neil and unanimously approved.

V. FINANCIAL REPORTS

1. Review and Approve Financial Report for December 2015, January & February 2016.

The financial report was reviewed by the Board.

Motion: Robert Corrado made a motion to accept the financial report for December 2015, January & February 2016 as presented. The motion was seconded by Jenna O'Neil and unanimously approved.

2. Board to sign fiduciary forms.

Robert Lissner explained that the Board needs to sign signifying that they understand their fiduciary responsibilities and will adhere and uphold the CC&R's of the Association.

VI. NEW BUSINESS

1. Board to review and approve Seth Padovan's proposal for asphalt.

Robert Lissner explained that the Board has used Mr. Padovan for several years now to provide the Board with a report on the asphalt areas that need to be addressed.

Motion: Peter Lissner made a motion to accept the proposal as presented by Padovan Consulting, LLC in the amount of \$2,200. The motion was seconded by Robert Corrado and unanimously approved.

2. Review total cost to complete additional planting of common areas.

There was discussion regarding the landscaping projects that are necessary throughout the community. It was the consensus of the Board that additional proposals should be obtained for all of the projects. BJ Brown stated that she would like to turn the water back on at the dog park, but she wants to make sure that the water cannot be left on. The Board instructed Robert with R&B Maintenance to change the water spicket at the dog park.

3. Board to discuss the transition of phase 16-18 to the Association.

This issue was postponed until the next Board meeting because BJ stated that the attorney has to review the documentation prior to the completion of the transition.

4. Announce that the trip and fall suit (Brown v. Woodland Village) has been dismissed.

Robert Lissner announced that the trip and fall lawsuit that the Association was named in has been dismissed.

5. Discussion on looking into new process for the delivery of fence boards.

Jenna just wanted to make sure we had a surplus of boards available for Homeowners so there is not such a lag.

6. Review/Approve proposal for split rail painting.

BJ Brown explained that she has been concerned about the work that is being done by Parker's Painting and she agreed that several areas were missed that were on the map. She presented the Board with both the proposal from Parker's Painting and an additional proposal from _____

VII. OLD BUSINESS

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

BJ announced that she has just received a proposal for the allocation for our funds. Unfortunately, we did get it in time to discuss it at this meeting. Robert Lissner asked for volunteers to work with the Division of Wildlife to go over this proposal.

IX 2ND MEMBER'S FORUM

1. Delores Adkins

Homeowner asked about the removal of the bush on Georgetown and Village Parkway because it blocks visibility. She was wondering if it could just be transplanted to the other side of the street where the bush was destroyed. BJ agreed to make a list of all of the trees that are obstructing the line of sight views and have Signature Landscaping trim or remove them.

2. Sheli Wobbe (18125 Cherryleaf Ct.)

Homeowner asked about the roots from the "Association" tree lifting her concrete. Peter explained that we have an inquiry in to the attorney to determine liability.

3. Jenna O'Neil

Jenna asked if would be injectable if she and Robert Corrado could meet with Homeowners between the quarterly meetings to get some feedback. The Board was not opposed. Jenna added that she is making headway with the teen center. She also asked if the Board would be willing to pay for babysitters so that Homeowners could attend Board meetings. Robert Lissner did not seem opposed to the idea and suggested that Jenna discuss the issue with Pandora at the Community Center.

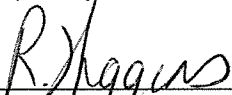
4. Homeowner

Homeowner stated that she and her husband moved here three years ago and they absolutely love it here.

X. ADJOURNMENT

Peter Lissner made a motion to adjourn the meeting. It was seconded by Robert Corrado and unanimously approved / by General Consent. The meeting adjourned at 8:13 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Thursday, July 21, 2016

Held at: 18705 Village Center Drive, Suite 103

Board Members Present:	Robert Lissner, Jenna O'Neil, Peter Lissner, Robert Corrado
Board Members Absent:	None
EBMC:	BJ Brown. Community Manager, Rebeka Wiggins, Recording Secretary
Other:	.
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Robert Lissner called the meeting to order at 5:58 p.m.

II. MEMBER'S FORUM – Agenda Items Only

A. Delores Adkins

Homeowner's asked if billings could be mailed a little bit earlier.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve April 21, 2016 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Peter Lissner made a motion to approve the April 21, 2016 minutes as written. The motion was seconded by Jenna O'Neill and unanimously approved.

IV. FINANCIAL REPORTS

1. Review and Approve Financial Report for March, April and May 2016.

The financial report was reviewed by the Board. BJ Brown gave a brief financial report.

Motion: Jenna O'Neil made a motion to accept the financial report for March, April and May 2016 as presented. The motion was seconded by Bob Corrado and unanimously approved.

V. ACTION ITEMS

1. Board to review and approve Seth's Padovan's proposal for asphalt repair.

BJ Brown explained that she was informed by Seth Padovan that it is going to be difficult, at this time of year, to get a contractor out here for this small of a job. There was one proposal received but the amount was double what it should have been. BJ stated that there are hazard's and the approximate amount should be around \$7,200. Seth Padovan suggested that the Board pass a motion to approve up to \$10,000 and he will aggressively solicit proposals to get this work completed ASAP. The Board discussed some additional options with a gentleman in the audience. BJ explained that Signature has already been instructed to remove the roots so that the asphalt repairs can be completed.

Motion: Jenna O'Neill made a motion to approve Campbell Construction to replace approximately 1,000 SF of asphalt for an amount not to exceed \$7,200.00. The motion was seconded by Robert Corrado and unanimously approved.

2. Board to discuss termination of ESI security and acceptance of contract with new security company.

Bob Lissner explained that they have been dissatisfied with ESI Security for some time and he believes that they are just finished out here. The Board received several proposals for new security services. BJ Brown explained that there was a proposal available for a company that she did not feel could meet the Association's needs, but she did express concern that the Board needs to make a decision soon because the current contract is due to expire and she feels it would not be good to have a lapse in services at this time. There was some discussion regarding the services that could be provided by the other Security Companies that have submitted proposals. There was also additional discussion regarding the services that were being provided by ESI and the Board's dissatisfaction with their response. It was determined that ESI has not been affective and its time to try something new.

Action: BJ Brown was instructed to check the references provided by Martin Ross Security.

Motion: Peter Lissner made a motion to accept the proposal as presented by Martin Ross for security services on a six-month trial basis pending a reference check that will be provided by Management. The motion was seconded by Bob Corrado and unanimously approved.

3. Board to discuss proposals for new management and accept contract for management services.

Bob Lissner stated that the Board has been talking for the past 6-7 weeks about some dissatisfaction with the current management company. Several proposals were presented at this meeting and Bob Lissner explained that the Board had met with all of the proposed companies as well as EBMC. Additionally, Bob explained that they had a great meeting with EBMC last week and he is in favor of giving EBMC a chance to adopt some of the programs that had been discussed. He also accepted partial responsibility for some of the problems. Peter Lissner was also in favor of moving forward with EBMC.

Motion: Bob Corrado made a motion to table the issue of selecting a new management company and work with current Management to resolve the current issues. The motion was seconded by Peter Lissner and unanimously approved.

4. Board to approve establishment of vandalism committee, appoint chair and committee members.

BJ Brown explained that at the last Board Meeting it was suggested that they could establish a committee to help combat vandalism at Woodland Village. There were some tentative volunteers in the audience. BJ instructed anyone who is interested should contact her to sign up. BJ also reported that there has not really been an upswing in the vandalism recently it just seems to go in cycles no worse or no better than in previous years. BJ explained the process for establishing this committee. Bob Corrado agreed to be the Chairperson for the Vandalism Committee.

Motion: Jenna O'Neill made a motion to establish a Vandalism Committee with Bob Corrado as chair including the two volunteers (whose names were not announced) from the audience as well as any other interested parties. The motion was seconded by Peter Lissner and unanimously approved.

5. Board to approve establishment of mule deer committee, appoint Chair and committee members.

Bob Lissner explained the purpose of the Mule Deer Fund for the audience. The money has been just sitting there. They need to spend it. They tried to amend the rules to give it back but we haven't really been able to get anywhere on that. The idea is to match another entities investment and make something happen. There are several projects available at this time one would be to repair/replace the guzzlers that provide a water source for the mule deer as well as other wildlife. Chris Hansen with the Nevada Department of Wildlife was present at this meeting to provide additional information for the repair of the guzzlers that are located on Peterson Mountain. They are definitely going to begin work on this project within the next year. Another project is the rehabilitation of vegetation for Peterson Mountain. Mr. Hansen stated that they already have several funding sources pledged for these projects so it is an excellent opportunity for this Board to contribute.

Bob Lissner stated that in his mind, the ideal situation would be for the fund to contribute alongside a lot of volunteer labor contributions. There was discussion about forming a committee to take a look at the preceding projects as well as any others that might come along. Bob Lissner agreed to Chair the Committee and BJ Brown asked for permission to stay involved with this project.

Motion: Bob Lissner made a motion to create a Mule Deer Fund Committee with Bob Lissner as Chairperson with the current volunteers as well as any new volunteers. The motion was seconded by Jenna O'Neil and unanimously approved.

VI OLD BUSINESS

1.. Update on mule deer fund reallocation/CC&R amendment Board to extend deadline.

They are not moving forward with the reallocation at this time.

VII 2ND MEMBER'S FORUM

1. Peter Lissner

Peter Lissner explained that as the Developer, we do want all residents to enjoy the areas around the Community. What they don't want is for people to ride in the construction areas and/or near the houses. Just be good neighbors.

There was no further Homeowner comment during this portion of the meeting.


VIII ADJOURNMENT

Bob Lissner adjourned the meeting by General Consent at 7:40 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors