

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.

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. Bb 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