

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

Thursday, August 25, 2016
Held at: 18705 Village Center Drive, Suite 203

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

I. CALL MEETING TO ORDER AND ROLL CALL

Robert Lissner called the meeting to order at 6:03 p.m. Robert Lissner announced that the Developer has appointed Rob Poirier to the Board he is a resident and they were extremely impressed with his ideas and willingness to help at the last meeting.

II MEMBER'S FORUM – Agenda Items Only

A. Homeowner

Homeowner stated that he is very happy with the new security company.

B. Delores Adkins

Homeowner asked why her house was not watched when she was gone. Homeowner also asked about stickers for the new security company.

C. Bob Francl

He has not seen any security presence.

D. Mike Walsh

Homeowner asked about fence staining. He also asked if they would still be required to replace their fences in 15 years.

E. Mila Fierro

Homeowner lives on Lanceleaf and was happy that she was able to get her split rail stained this week. She has seen a patrol car but only once.

F. Louise Souffront

Homeowner stated that her interaction with the Management Company has been very good.

G. Homeowner

Homeowner stated that he has been happy with the Management as well. He has also been happy with their attitude about holding down costs. He also mentioned that he has seen a new security presence. Homeowner also asked about people who were supposed to stain their fence, but have not.

VI. NEW BUSINESS

A. Review of bids for management service.

Previously the Board has reviewed several proposals from various Management Companies. They have interviewed First Services and Equus Management and at this point, the cost comparisons are comparing not exactly like expenses. Robert stated that he has done a cost estimate and he is leaning toward Equus and mostly because of costs. Rob Poirier explained that he does not have a lot of history, initially he had a communication issue, but that has been resolved. If we look at dollars and cents, then Equus is much more cost effective. Jenna stated that she was not inclined to stay with EBMC but she is leaning toward First Service Residential. Robert Corrado stated that he likes dealing with a locally represented company. Additionally, Jenna was concerned about the \$11,000 termination fee that is being proposed by Equus. Peter Lissner stated that his issues with EBMC have been with Landscaping and Security and he has been working with BJ and believes they have been resolved.

Motion: Bob Corrado made a motion to renew for one year with EBMC. The motion was seconded by Peter Lissner and approved with with (PL, RC, RP) in favor and (JO, RL) against.

B. Policy change regarding staining of split rail fences.

Peter Lissner explained the situation about the split rail fences that border Homeowner properties are not being maintained by the HOA and are not being maintained by the Homeowners. Jenna added that it is very confusing to the Homeowners as to who is meant to maintain the split rail. Jenna also stated that there is no consistency with spit rail maintenance. Bob Lissner suggested that the properties in question should be notified and given the option to opt out of having the repairs completed.

Motion: Jenna O'Neil made a motion to be contingent upon the opinion of the attorney and after the Homeowners have been notified and given the option to opt out that the HOA take over responsibility for the maintenance on split rail which borders their properties and was considered to be the responsibility of the Homeowners. The motion was seconded by Rob Poirier and unanimously approved.

C. Landscaping: Bids for new landscaping company.

Peter Lissner explained that they actually did not request bids, but a discussion does need to be held. Libo with Signature Landscapes was present to explain some of the issues. They added that they have seen a noticeable difference with the new security company. He stated that the main thing that they are implementing this season is to have an employee whom is onsite walk the pathways to notify us more quickly when there are problems. Additionally, we receive many complaints that there are weeds and a lot of the time, the weeds are in areas that are the responsibility of the Homeowners he thinks that a periodic explanation might be helpful. There was some explanation regarding the schedule for cleaning up trash in the catch basins.

D. Security: discuss expectations with new security company.

Robert Lissner explained that he had a discussion with the new security company and his one request was that they need to actually catch someone and they have caught several in just a month. Jenna said that her biggest concern is that they do not have a contract yet and she believes there should be more oversight. Robert Lissner stated that the price is the same. Peter Lissner also does not think they need to drive around all the time but they have been patrolling the parks, which is where we have had many problems. Robert Corrado is impressed. Rob Poirier said the previous company was too predictable. The consensus was that the Board was happy. One Homeowner was concerned about having armed guards and what would the Association's liability be if someone were to be shot.

E. Policy regarding board member interaction with Management Company.

Robert Lissner explained that most Boards require approval as to who is given the authority to interact and direct the Management Company. The Board is not opposed, but felt like there needed to be a backup in case the given person would not be available. Robert Lissner stated that special projects could be assigned to specific Members for communication with the Management Company.

F. Hiring a resident to report on, and report correction of, common area landscaping issues.

The Board has considered hiring someone to walk the property routinely until the issues are resolved.

Motion: Rob () made a motion to put together a list of duties and hire someone to walk the property as well as complete the maintenance issues, Peter added that the job should first be offered to Robert who has been doing the work and doing a good job.

G. Extra authorization to clear growth in detention basins and firebreak around community.

Blair O'Neil explained that he does a lot of cycling throughout the area and when they bout their home there was some language about catch basin and firebreak maintenance. He would like to see the clearance be in compliance for fire safety. He believes that there is a legal compliance issue. Management was instructed to obtain proposals for fire safety clearance. Lebo with Signature Landscapes explained that there are some limitations as to what can be done he is willing to work with someone to develop a program. The Board agreed that more research needed to be done.

Motion: Peter Lissner made a motion to investigate the problem, acquire proposals and upon Board approval, not to exceed \$15,000, approve the project via "Consent in Lieu". The motion was seconded by Jenna O'Neill and unanimously approved.

VII MEMBER'S FORUM

A. Mila

Is the new security company getting a chip reader? There is a truck on Crystal Canyon that has been there for a week.

B. Homeowner

Whose responsibility is it to take care of Mud Springs road some furniture is being dumped there.

C. Jane

Homeowner applauded EBMC for their professionalism. Thank you. She is pleased with the security company. She asked whether there is any deal for landscaping services. She also asked if there were any plans to fence off some of the eye soar coming down Crystal Canyon. Finally, regarding the weed growth, she knows it is horrific, she believes they have an obligation to protect our community from fire. She recommended a two-person system for inspections.

D. Homeowner

Homeowner stated that she loves Signature Landscaping and she is pleased that they are staying. They have transformed the area walking paths. She has also had a great experience working with the Management Company.

E. Homeowner

Homeowner stated that they hope the new security company will take interest in unleashed dogs.

F. Homeowner – Mr. O’Neill

Homeowner stated that in the new spaces between the sidewalks and the street by Outpost and up the hill there is no weed cloth, so now there are weeds. Peter responded that the landscape contractors requested that there be no cloth added because it is easier to clean out the areas without the cloth. The Homeowner was in favor of bicycle inspections.

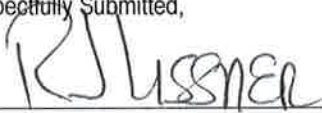
G. John Gilbert

Homeowner asked about maturing landscaping in that some of the views for vehicular traffic are being obstructed.

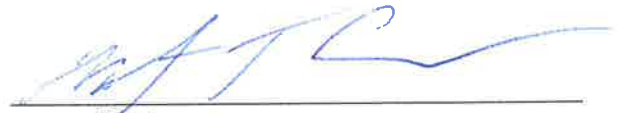
X. ADJOURNMENT

Robert Lissner adjourned the meeting by General Consent at 7:45 pm.

Respectfully Submitted,



Recording Secretary



Board of Directors