

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Thursday, April 20, 2017

Held at: 18705 Village Center Drive, Suite 103

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

I. CALL MEETING TO ORDER

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

II MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Homeowner

Homeowner asked about the new security company and what is the policy. She added that they did meet her needs during the incident that she was referring to.

B. Bob Franci

Homeowner asked about snow removal. The Board responded that they are trying to work out a process that will better satisfy the needs of the Community. They are working on a snow removal policy. In addition, it was discussed that the Parkway does not belong to Woodland Village.

C. Homeowner

Homeowner asked about her specific responsibility regarding snow removal around her home. The idea is that the Homeowner is responsible for snow removal from property line to property line.

D. Homeowner

Homeowner asked if ATV needed to be licensed to drive on the streets in Woodland Village. The Board responded that the streets are all the property of Washoe County and Homeowner's would need to contact the Sheriff's office.

E. Homeowner

Homeowner asked about a community book swap. The Board recommended she contact the Community Center to see what they are already doing.

F. Homeowner

Homeowner asked about mosquito abatement. The Board recommended she contact Washoe County.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve January 19, 2017

The meeting minutes were reviewed by the Board.

Motion: Vanessa Porter made a motion to approve the January 19, 2017 minutes as written. The motion was seconded by Rob Poirier and unanimously approved.

IV. FINANCIAL REPORTS

A. Review and Approve Financial Report for December 2016, January & February 2017.

The Board reviewed the financial report. Bob Corrado explained that we are currently slightly over funded in the Reserves, and he explained the actual purpose of the Reserve Study and the Reserve Funds.

Motion: Bob Corrado made a motion to accept the financial report for December 2016, January & February 2017 as presented. The motion was seconded by Jenna O'Neil and unanimously approved.

V. NEW BUSINESS

A. Board to discuss and approve bid from Seth Padovan for asphalt consulting.

Management presented a proposal that was presented by Padovan Consulting, LLC. BJ Brown explained that in the past they have used Padovan to oversee major paving projects. Padovan will provide an assessment of the work that needs to be done,

they will provide RFP's to contractors so that proposals can be obtained and he will oversee and sign off on the actual work prior to approving that the contractors to be paid.

Motion: Jenna O'Neil made a motion to accept the proposal as presented by Padovan Consulting LLC amended to include full construction oversight and contractor oversight for an amount not to exceed \$3,500.00. The motion was seconded by Vanessa Porter and unanimously approved.

B. Board to approve concrete slab and bench in dog park.

Bob Corrado stated that a Homeowner previously recommended that the Association could install a benches for Homeowners to use while visiting the park. Therefore, we have obtained a proposal to do just that.

Motion: Bob Corrado made a motion to accept the proposal as presented by APS Group, Inc. in the amount of \$1,629.68 to install a bench and concrete slab in the dog park. The motion was seconded by Rob Poirier and unanimously approved.

C. Board to discuss erosion issues and cost to repair throughout the property.

Bob Corrado explained that we have a few pretty major issues with erosion. The Board has assessed all of the areas and they have come up with a proposal to correct the current issues and prevent them from happening again. Bob Corrado added that the minor erosion issues along the pathways and other common areas will be taken care of by Signature Landscaping. It was disclosed at this meeting that Rob Poierer does work for Campbell Construction. Campbell Construction has a relationship with Lifestyle Homes in that they are doing some grading at Woodland Village already which allows Woodland Village to benefit because they do not have to transport equipment that is already on sight. The proposal was presented by Campbell Construction and payment will be made directly to them, not to Mr. Poirier.

Motion: Rob Corrado made a motion to accept the proposal as presented by Campbell Construction to repair and correct the erosion damage caused by drainage issues for an amount not to exceed \$8,060.24. The motion was seconded by Jenna O'Neil and was unanimously approved.

D. Fence Stain 2017

BJ Brown presented a proposal from RPV Advanced Painting for the 2017 staining project. BJ Brown also explained the process for getting stain from Kelly Moore to pick up their stain. She also explained that each Homeowner is allotted 4 stained boards per year and we will deliver them to you.

Motion: Jenna O'Neil made a motion to accept the proposal as presented by RPV Advanced Painting in the amount of \$36,785 for the 2017 staining project as presented. The motion was seconded by Bob Corrado and unanimously approved.

VI. OLD BUSINESS

A. Update on Mule Deer funding and reallocation.

Bob Corrado gave a brief overview of the intention of the Mule Deer Fund. Rob Poirier provided an explanation of the project that are being considered. There are five proposed projects:

The Sand Hills Guzzler Rebuild (Hills to the east of the Petersen Mountains. (\$5,000)

Sierra Front Mule Dee Winter Habitat improvements. (\$10,000)

Peterson Mountains Fuel Break Project (Nothing at this time)

Mule Deer Collaring Project, (\$3,500)

California Bighorn Sheep Collaring Project (\$8,700)

Jenna asked about a previous project where Bob Lissner was trying to put something together to add signage along the highway, but it never really went anywhere

Motion: Rob Poirier made a motion to approve payment in the amount of \$27,200 to ENDOW for the four projects as proposed. The motion was seconded by Jenna O'Neil and unanimously approved.

VII MEMBER'S FORUM – OPEN FORUM

A. Homeowner

Homeowner asked about water to the dog park and commended the Board on the installation of the path signs.

B. Devin Malone

Homeowner asked if there was any option for recovering the costs associated with maintenance on the main street. She asked if EBMC was supposed to return phone calls.

C. Steve Alverado

Homeowner recommended Vanessa Erasmus as an additional contact.

D. Sandy Hall

Homeowner stated that there has been vandalism at a home she purchased. She was concerned about the safety within the Community.

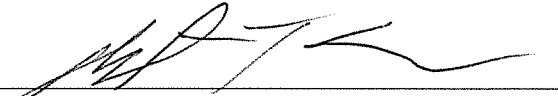
IX. ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Rob Poierer and e motion was unanimously approved. The meeting adjourned at 7:12 p.m.

Respectfully Submitted,

Rebeka Wiggins, Recording Secretary

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Board of Directors