

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Thursday, July 20, 2017

Held at: 18705 Village Center Drive, Suite 103

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

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**1. CALL MEETING TO ORDER**

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

**2. MEMBER'S FORUM: AGENDA ITEMS ONLY**

**A. WJ Johnson (17650 Yearling Ct.)**

Homeowner stated that he has reported 17660 Yearling Court and he wants to know what this Board is doing about 1760 Yearling Court. Bob Corrado explained that we are bound by confidentiality and cannot disclose what we are doing about the property. Bob Corrado stated that the Board is planning to sit down with the attorney to determine what can be done. Homeowner asked for notification when the issue is resolved.

**B. Homeowner**

Homeowner asked if the home was owned without any liens. Jenna explained that there are limitations to what can be done.

**C. Bob Francl (Almond Leaf)**

Homeowner complained that there is a home with a plastic tarp over their garage for over 1 year. Supposedly the Management Company had sent a notice.

**D. Homeowner**

Homeowner asked if the paint color on 17640 Trout Court was approved. Homeowner asked if someone was checking on these properties.

**E. Homeowner**

Homeowner asked how the fines schedule is determined. He believes that possibly increasing the fines might be helpful.

**F. Mike Walsh (17920 Davenport)**

The catch basin near his home is full of weeds. Rob Poirier explained that some of the growth in the basin's is necessary for dust management and to keep the materials in place.

**G. Homeowner**

Homeowner does not see any issues with the growth in the catch basins.

**H. Homeowner**

Homeowner stated that someone recently painted their fence so that's progress. Rob Poirier stated that there is absolutely nothing that can be done.

**I. Louise (Pin Oak Court)**

Homeowner asked if there was a place we could all go in case of an emergency to get information. Jenna explained about a citizen's alert might be available through the Neighborhood Watch program.

**J. Homeowner**

Homeowner asked about snow removal. Bob Corrado explained that there are issues with snow removal and it is somewhat complicated.

**K. Mila Jovovich**

Mila asked about the "No Trespassing signs". Bob Corrado explained that we placed the signs based on a legal opinion because there is a potential danger and we were notified of the possibility of injury.

### 3. SECURITY REPORT

There was no one available from Martin-Ross to make a report at this meeting.

### 4. APPROVAL OF PREVIOUS MEETING MINUTES

#### A. Review and Approve April 20, 2017

The meeting minutes were reviewed by the Board.

Motion: Robert Lissner made a motion to approve the April 20, 2017 minutes as written. The motion was seconded by Jenna O'Neil and unanimously approved.

### 5. FINANCIAL REPORTS

#### A. Review and Approve Financial Report for March, April & May 2017.

Robert Lissner was concerned about the amount the Association is paying to maintain the street lights. He believed that they are being vandalized and he thinks that maybe putting out a reward for vandalism. Jenna was thinking that perhaps we should look into another company take a look at the street lights. Management was instructed to take a look at a different lighting contractor. Rob Poirier suggested possibly doing a retrofit and just doing a few every year. The financial report was reviewed by the Board.

Motion: Bob Corrado made a motion to accept the financial report for March, April & May 2017 as presented. The motion was seconded by Rob Poirier and unanimously approved.

#### B. Board to approve revised collection policy per new legislation requirements.

Robert Lissner explained that Senate Bill 233 states that we cannot foreclose or even threaten to foreclose on servicemen. The current collection policy needs to be revised based on this legislation.

Motion: Bob Corrado made a motion to approve the collection policy as presented. The motion was seconded by Rob Poirier and unanimously approved.

### 6. NEW BUSINESS

#### A. Board to discuss and approve bid for asphalt work.

The Board reviewed two proposals that were presented at this meeting. Lori recommended that they go back to Seth Padovan to see if there is a possibility to solicit revised proposals. Lori recommended the possibility of just making the major repairs and working to get additional proposals.

Motion: Bob Corrado made a motion to accept the proposal as presented by Inter Mountain not to exceed \$68,000 to complete the crack seal and slurry and striping as well as the asphalt work on Village Center Drive. The motion was seconded by Robert Lissner and unanimously approved.

#### B. Board to approve maintaining additional common area in new phases.

Bob Corrado explained that once the developer reaches 55% sold, we will take over the maintenance on the common areas in the new phases. There is a parcel up off of Panda Bear that we will take over the maintenance of, even though we don't own the parcel as yet. Peter Lissner will provide a warranty for the plants for one year as well as provide documentation from the attorney which provided authority. In addition, Signature Landscapes was present at this meeting to give a brief update for the landscaping and erosion issues.

Motion: Bob Corrado made a motion to approve maintaining the additional common areas from the new phases. The motion was seconded by Jenna O'Neil and unanimously approved with (BC, VP, JO, RP) in favor and (RL) against.

#### C. Board to discuss additional security needs.

Jenna O'Neil stated that she has spoken with one of their patrol guys and there was only one patrol on July 4 and they had recommended at least 3, and then adding a few on some of the other holidays and additional security for the last day of school. Bob Corrado explains that they have also been having some issue with middle-schoolers making a nuisance of themselves at the Village Center. Bob was going to have Frank make himself a bit more visible to the kids near the Village Center.

#### D. Board to discuss other options for dog park.

Jenna explained that there are culverts with grates that are too large and some smaller dogs can get through them. She was thinking that it might be beneficial to install a "small" dog area within the dog park. Management was instructed to solicit for proposals to separate for the smaller dogs.

**7. OLD BUSINESS**

**A. Update on mule deer funding and reallocation.**

Bob Corrado explained that the Long Valley fire has seriously diminished the fuels and the Board was hoping that they could use some of their funds to assist with replanting.

**8. MEMBER'S FORUM – OPEN FORUM**

**A. Scott Hansen (18161 Cherryleaf Court)**

Homeowner thanked the Board for their service and reminded everyone that they are volunteers. He also wanted to clarify that there was some mis-information about who owns some of the parcels surrounding common areas. Jenna asked if Scott Hansen can be reimbursed for his expenses.

**B. Tom (18183 Grizzly Bear Court)**

The Homeowner stated that he believes that the Board is doing a very good job maintain the community. He does understand that their job is not easy. Also the Homeowner was concerned that there is not allotment for these sidewalks in the Reserve Study. Bob Corrado explained that we own them, but the county is supposed to maintain them.

**C. Mila**

Homeowner asked who would be cleaning the culverts.

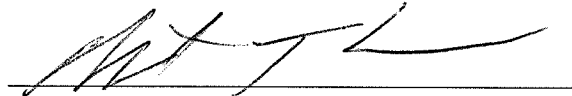
**9. ADJOURNMENT**

Bob Corrado made a motion to adjourn the meeting. It was seconded by Robert Lissner and unanimously approved. The meeting adjourned at 7:44 pm.

Respectfully Submitted,

*Rebeka Wiggins, Recording Secretary*

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Board of Directors