

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING

Thursday, August 24, 2017  
Held at: 18705 Village Center Drive, Suite 103

ORIGINAL

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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 7:01 p.m.

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

No Homeowner's spoke during this portion of the meeting.

**3. APPROVAL OF PREVIOUS MEETING MINUTES**

**A. Review and Approve July 20, 2017**

The meeting minutes were reviewed by the Board.

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

**4. NEW BUSINESS**

**A. Board to adjust Fine Schedule dollar amounts.**

Bob Corrado explained that the intention is to make the fine fit the violation so trashcans will be minimal fines, and weeds and landscape issues will be considered more severe. The Board approved increasing the fines as follows:

For trailers/RV – first violation will be \$100

Trashcans will be first violation \$25/\$25/\$50 per occurrence.

Weeds – First violation \$100

Maintenance – First violation \$25/\$100

Trash – First Violation \$100

Motion: Bob Corrado made a motion to accept the revised fine schedule as outlined. The motion was seconded by Rob Poirier and unanimously approved.

**B. Board to Review and Approve Aggressive Options outlined by Gayle Kern, Legal Counsel for Handling Compliance Matters.**

Bob Corrado explained that the Board met with Gayle Kern to discuss aggressive enforcement options which leads into item A. Bob Lissner explained that they have simply run out of excuses. The process of enforcement is very expensive and there is a potential that the fees will not be recovered. Robert Lissner stated that our attorney has assured us that in many cases, we can prevail and get some of these problems resolved. Bob Lissner added that these cases will possibly all go in front of a judge and the judge will tend to be lenient, but eventually they will be forced to maintain their property or they will lose their homes.

Motion: Bob Lissner made a motion to with regard to properties that have been being legally fined for a period to exceed 6 months, that each account will be sent to Gayle Kern's office for compliance enforcement. The motion was seconded by Bob Corrado and unanimously approved.

**C. Board to Review Security Proposed Schedule.**

The Board reviewed the proposed schedule as presented.

Motion: Bob Lissner made a motion to return to the Winter Security schedule as presented. The motion was seconded by Bob Corrado and unanimously approved.

**D. Board to discuss/approve Signature Erosion/Rock Installation at Village Parkway to Oak Brook Basin and Desert Lake.**

Brett with Signature Landscapes was present at this meeting and gave a brief report. In addition, several proposals were presented at this meeting for multiple projects and landscape refreshments. In addition, the Board reviewed a proposal that was presented at this meeting regarding the smaller scale erosion areas. The current proposal based on time and materials to see how far they can get with \$9,000. Robert Lissner asked if maybe riprapping the slopes might be a more permanent solution than

we have done in the past. Rob Poirer thought possibly other options such as jute netting might work as well. Bob Corrado recommended that they get a proposal to rip rap the erosion areas.

Action: Management was asked to come up with a potential front yard tree replacement policy.

**E. Board to Review and Approve Meeting Schedule dates and times.**

It was presented previously that Woodland Village change their schedule to an every other month meeting schedule in order to address issues more timely.

Motion: Jenna O'Neil made a motion to adopt the proposed schedule to meet every other month as discussed. The motion was seconded by Bob Corrado and unanimously approved.

Motion: Rob Poirier made a motion to change the meeting times to begin with an Executive Session at 6:30 pm and the Board Meeting to begin at 7:00 p.m. The motion was seconded by Jenna O'Neil and unanimously approved

**F. Board to Review and Approve Reserve Study Preparer – Financial Update**

Resource 1 submitted a proposal to prepare a financial update to the Reserve Study.

Motion: Bob Lissner made a motion to accept the proposal as presented by Resource 1 to provide a Financial update without a site visit for \$550.00. The motion was seconded by Bob Corrado and unanimously approved.

**G. Board to Review adding of additional – labor to assist the Board with monitoring landscape Services under R&B Maintenance.**

Lori Burger explained that at the previous meeting there was some discussion regarding having R&B Maintenance conduct weekly Common Area Inspections, similar to the ones that were previously being submitted by Scott Hansen. R & B Maintenance believes that they can provide these inspections weekly about 3-4 hours at a reduced hourly rate of \$15.

Motion: Rob Lissner made a motion to approve R&B Maintenance an additional 3-4 hours weekly at \$15 per hour for common area inspections. The motion was seconded by Jenna O'Neil and unanimously approved.

**H. Board Request for list of outstanding work.**

The Board reviewed the lists that were presented at this meeting.

**I. Board to plan for 2018 Snow Removal Options Available.**

The Board reviewed a proposal for snow removal. Rob Poirier recommended a trigger of three inches and falling.

Action: Management was instructed to solicit proposals for snow removal at all bus stops and main thoroughfares.

**J. Board to adopt revised Collection Policy.**

The Board had previously reviewed the revisions to the Collection Policy that were necessary due to the recent legislative updates. This item is intended to ratify the Board approval and adoption of that policy.

Motion: Bob Corrado made a motion to adopt the Collection Policy as presented. The motion was seconded by Vanessa Porter and unanimously approved.

**5. MEMBER'S FORUM – OPEN FORUM**

No Homeowner's spoke during this time.

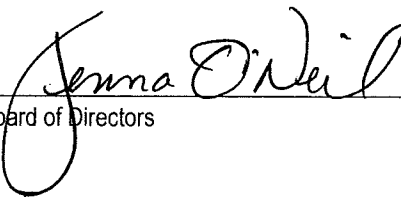
**6. ADJOURNMENT**

Bob Corrado adjourned the meeting by General Consent at 8:42 p.m.

Respectfully Submitted,

Rebeka Wiggins, Recording Secretary

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Board of Directors