

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, January 18, 2018
Held at: 18705 Village Center Drive, Suite 103

ORIGINAL

Board Members Present:	Robert Lissner, Jenna O'Neil, Bob Corrado, Theresa Rucker, Rob Poirier
Board Members Absent:	None
EBMC:	Lori Burger, Community Manager, Rebeka Wiggins, Recording Secretary
Other:	None
Homeowners Present:	List on File with Management

1. CALL MEETING TO ORDER

Bob Corrado called the meeting to order at 7:01 p.m.

2. MR. CHASE WITH MARTIN ROSS

Tony with Martin Ross stated that in 2017 they responded to 128 calls and of those 28 calls were forwarded to the Sheriff's Department. So far in 2018 they have responded to 6 calls.

2. MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Mila

Homeowner asked about the cleaning of the culverts. Robert Whatley stated that he has been in contact with Signature and has been trying to set up a meeting to discuss the culverts.

B. Homeowner

Homeowner asked if would be helpful for Homeowner to leave a voicemail message for Management. She was instructed to contact Lori Burger with EBMC.

C. Rob Poirier

Homeowner and Board Member explained that as a contractor he wants everyone to understand that Signature is a contractor and eventually Signature will be the one who pays in the long run.

3. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve October 19, 2017 Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Jenna O'Neil made a motion to approve the October 19, 2017 minutes as written. The motion was seconded by Bob Corrado and unanimously approved.

B. Review and Approve November 9, 2017 Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Jenna O'Neil made a motion to approve the November 9, 2017 minutes as written. The motion was seconded by Bob Corrado and unanimously approved.

4. FINANCIAL REPORTS

A. Review and Approve Financial Report for June-November 2017.

The financial report was reviewed by the Board.

Motion: Bob Corrado made a motion to accept the financial report for June-November 2017 as presented / clarified. The motion was seconded by Jenna O'Neil and unanimously approved.

B. 1120H Selection

Lori Burger explained that for the past few years Woodland Village has opted to use form 1120H to file the Federal Income Tax Return. Because the Association has no taxable income, other than interest on the Reserve Accounts, this makes the most sense.

Motion: Robert Lissner made a motion to elect to file the 2017 Income Tax Return using form 1120H. The motion was seconded by Rob Poirier and unanimously approved.

5. NEW BUSINESS

A. Maple Trees Root Barrier Proposal – Signature Landscape

Theresa Rucker stated that she has taken a look at the Maple Tree to determine if there are any issues with them causing problems with the roots damaging the concrete. She stated that she did not see any real problems with the one on the corner of Hazelnut and Aquamarine. In the process, she noticed four homeowners without HOA trees. This issue was postponed until the next meeting.

B. Wildlife Rehab Funding Opportunities

Rob Poirier stated that he does not have an update for this project. He will hopefully have something for the April meeting.

C. Mule Deer – Future Funding Project Update

Rob Poirier stated that he does not have an update for this project. He will hopefully have something for the April meeting.

D. CPA Proposal for Year End Audit/Taxes

The Board reviewed the proposal as presented by Kohn & Company LLP. Beth Kohn has been auditing for Woodland Village for the past 5 years.

Motion: Robert Lissner made a motion to accept the proposal as presented by Kohn & Company in the amount of \$4,900. The motion was seconded by Bob Corrado and unanimously approved.

E. Hiring of a Full-Time EBMC On-Site Maintenance Person

The Board announced that they have determined a need for a full-time maintenance person to assist with general maintenance throughout the Association. They have chosen to hire Robert Whatley who has actually been handling all of the spit rail maintenance throughout the Community.

Motion: Bob Corrado made a motion to hire Robert Whatley for a full-time maintenance position. The motion was seconded by Rob Poirier and unanimously approved.

F. Community Assoc. – Buck A Door Donation

Lori Burger explained the Buck A Door project for CAI. This issue was postponed until the March 2017.

6. MEMBER'S FORUM – OPEN FORUM

A. Delores Atkins

Homeowner stated that she typically does not support lobbyists.

B. Homeowner

Homeowner was pleased that one of the Board Members asked for time to research the Buck A Door project.

C. Homeowner

Homeowner mentioned a program called Dark Sky's International to see if there was any interest.

F. Robert Lissner

Homeowner/Board Member was impressed with the organization of the violation process now and he feels that for some violations more aggressive action can be taken sooner rather than later.

7. ADJOURNMENT

Bob Corrado adjourned the meeting by General Consent at 8:06 p.m.

Respectfully Submitted,

Rebeka Wiggins, Recording Secretary

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Theresa Rucker

Board of Directors