

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday, March 15, 2018
Held at: 18705 Village Center Drive, Suite 103

ORIGINAL

Board Members Present: Robert Lissner, Jenna O'Neil, Bob Corrado, Theresa Rucker
Board Members Absent: Rob Poirier
EBMC: Lori Burger, Community Manager, Amy Tupper, Provisional Community Manager
Linda Woosypiti, Recording Secretary
Homeowners Present: List on File with Management

1. CALL MEETING TO ORDER

Bob Corrado called the meeting to order at 7:05 p.m.

2. MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Homeowner

Homeowner asked if Theresa Rucker was a Board member and Ms. Rucker noted that she was appointed in September of 2017 as someone had left the Board and the vacancy needed to be filled.

3. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve January 18, 2018 Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Bob Corrado made a motion to approve the January 18, 2018 minutes as amended with a correction in manager and information regarding the trees. The motion was seconded by Jenna O'Neil and unanimously approved.

4. FINANCIAL REPORTS

A. Review and Approve Financial Report for December 2017 and January 2018.

The financial reports were reviewed by the Board. Noted was that revenue to date is ahead by \$5,600 for January in part because there are new houses bringing in more revenue. Ms. Burger said there were a couple of changes for February and the cash position will be better than shown on the year to date. She said a new account number has also been added for notices. Ms. O'Neil asked about legal fees as they were up around \$5,000 and she wanted to know what this was attributed to and Ms. Burger said she used the cost from the prior year and would print out the legal bills for review.

Motion: Bob Corrado made a motion to accept the financial report for December 2017 and January 2018 as presented / clarified. The motion was seconded by Robert Lissner and unanimously approved.

5. LANDSCAPE REPORT – Signature Landscape

Kim Brown with Signature Landscape attended the meeting. From the February site report, she noted seasonal cutbacks had been completed on some of the streets. She noted that they did culvert cleaning in common areas and policed for trash and debris in the culverts, paying special attention to basin areas, completed pre emergent application and began pruning HOA front yard trees. They completed sections 1 through 5 and should be completed by the end of month weather permitting. They buried drip lines along the areas where needed. She said that ditches needed to be dug out and the challenge was that trash blew back into the areas due to high winds. On deck for March they will begin aerating the turf, complete tree pruning, recharging irrigation and complete burying drip lines. Tree proposal was approved and they will be changing out those trees. She said she would be starting a regular weekly punch list. Erosion was discussed as homeowner was indicating where she has seen areas of erosion. She was asked to let Ms. Burger know where the areas are located.

A. Maple Trees Root Barrier Proposal – Signature Landscape

Proposal was reviewed and discussed. Ms. Burger said that an owner had mentioned that roots had gone into their driveway and Kim Brown said it would help to address in order to prevent new problems. Ms. O'Neil said the proposal needs to be species specific. Mr. Corrado asked that they work up an estimate as it is unrealistic to expect a fixed price for every tree and important to average out for existing trees. A revised proposal will be written up by Signature Landscape.

B. Dog Park Silt Fence

Mr. Corrado said that at the end of Quarry Court there is sand that goes into the gutters and landscaping making a mess and going into homeowner's driveways. He said it would be important to put the 100 lineal feet of silt fence up to keep the sand out of neighboring properties.

Motion: Bob Corrado made a motion to accept the proposal from Signature Landscape for \$468 for installation of silt fence. The motion was seconded by Jenna O'Neil and unanimously approved.

C. Sterilant Application South of Bear Lake

Mr. Corrado said weed control, which is part of fire abatement control, needs to go five feet out from homeowner's fences. The proposal is supposed to kill everything in about a 1,500-foot radius. Kim Brown said that the product they will be using was unknown and she will ask what they will be using.

Motion: Jenna O'Neil made a motion to accept the Signature Landscape proposal for sterilant application south of Bear Lake for \$689. The motion was seconded by Bob Corrado and unanimously approved.

D. New Forest, West Side, Culvert Repair

There is no proposal for culvert repair in this area therefore this item will be tabled at this time.

E. New Forest, West Side, Drain and Erosion Repair

Proposal was for the west side, which is going down New Forest on the left hand side where there is a couple of spots where trenches are dug from water coming off of the back of the property 10 to 12 feet and is larger than east side. Noted was that they will put filter fabric in, cover it with rock and grade it.

Motion: Jenna O'Neil made a motion to accept the Signature Landscape proposal for drain and erosion repair on the west side for \$1,280. The motion was seconded by Bob Corrado and unanimously approved

F. New Forest, East Side, Drain and Erosion Repair

Mr. Corrado said this is where the house was built and gutters were directed out to edge of the drainage ditch and Signature proposed to dredge it out so they do not have future erosion. The proposal was to put two pipes in and cover with rock.

Motion: Bob Lissner made a motion to accept the Signature Landscape proposal for drain and erosion repair on the east side for \$569. The motion was seconded by Bob Corrado and unanimously approved

G. Tree and Plant Install (8/22/17) Proposal

Mr. Corrado said part of the rationale behind moving this project from August is that it is \$16,000 and he was not initially comfortable with mixing plants and where they were to go. Ms. O'Neil said they were not planting before winter. Kim Brown said it is getting close to planting (April 1st), weather permitting. Plantings were discussed. Ms. Burger suggested to authorize a dollar amount to be determined and that the reserve study indicates \$20,000 for planting and landscaping enhancements with \$15,000 for pruning trees. The proposal was reviewed.

Motion: Bob Lissner made a motion to accept tree and plant installation for an amount not to exceed \$16,000 and Signature Landscape will revise proposal to list actual plantings. The motion was seconded by Jenna O'Neil and unanimously approved

6. SECURITY REPORT – Martin Ross Security

Representative from Martin Ross Security noted that noise disturbances and dog barking were common complaints. She also recommended dog chipping as lost dogs were also a problem. She noted that they had one burglary with one intoxicated female, which were resolved. In March there was hit and run due to snow. She discussed speeding and that they could pull information up on GPS to get the car in order to write down time when they are seen going by. She said there is 24-hour dispatch that can be used. Homeowner complimented security as he had an incident and called and they came by within five minutes and were very courteous, knowledgeable and professional. Mr. Corrado said he sees the reports and told the homeowners to feel free to call in. Forest Park was discussed as it is not as big of an issue as it has been in the past. He noted that lights are helping and vandalism issues have been less.

7. MAINTENANCE REPORT – Robert Whatley

Robert Whatley was not in attendance. Mr. Corrado said Robert has been fixing street lights and is in the process of replacing blown-down fences as well as a couple of blown-down trees. He noted that he picks up trash and anything that homeowners report. Snow removal was discussed and Mr. Corrado said they will be getting him a snow blower as Signature had to come out to help plow with his direction. Purchasing a snow blower at around \$15,000 was discussed and could be considered a capital improvement but needs clarification from attorney for the purchase. He recommended getting an email to Lori Burger if anything needs to be repaired.

8. NEW BUSINESS

A. Insurance Presentation – James Gibson

Mr. Gibson was not in attendance – this will be rescheduled until the May meeting.

B. Wildlife Rehab Funding Opportunities

This was not discussed.

C. Mule Deer – Future Funding Project Update

This was not discussed.

D. Landscaping and Snow Removal CSMS and WCSD

Ms. O'Neil said she wants letters to go to both SMS and WCSD saying they are not keeping up with landscaping. Ms. Burger said she will need specifics on what to put in the letter and who to draft it to as legal expense is high and management can take care of this. Ms. O'Neil said the school district did not take care of clearing the snow last year but this year they did. She said there is another area that in the past they have ignored.

E. Community Association – Buck A Door Donation

This is a lobbying outfit soliciting for donations and legislate for HOAs and homeowners within HOAs depending on the issue. Ms. O'Neil said James from the insurance company is on board and said it is a worthwhile organization. She said her only concern was asking a buck and maybe consider partial donations. This would be for the whole year and would cost \$1,600 that the Association has not budgeted. Ms. Rucker said she had a list of bills that the company have lobbied for. She said they also advance seminars, workshops and educational programs. Mr. Corrado was concerned that they were bias towards Las Vegas and he wanted to make sure there were funds for our area but it was explained that it all goes into one pot. Ms. Rucker noted that CAI-Nevada.org is the website to see all the laws that affect HOAs. Mr. Lissner noted that he was not in favor as they do not protect homeowners in his opinion.

Motion: Bob Corrado made a motion to table the Buck A Door Donation program until James Gibson from the insurance company can make a presentation regarding the program. The motion was seconded by Jenna O'Neil and unanimously approved

F. Reserve Study Proposal – Resource One

Motion: Bob Lissner made a motion to accept Resource One to get the reserve study completed. The motion was seconded by Bob Corrado and unanimously approved

G. Association Community Event

The Board discussed this national community crime and safety event that includes fire trucks, police, helicopter, parades, pot lucks, etc. and is connected with neighborhood watch programs. Ms. O'Neil wanted to support it. Ms. Burger said that the Board has decided and has talked about having a community event of some sort and she thought this would be something to consider which was scheduled for August 7th. She thought a committee could help organize the event. Another suggestion was a music in the park event which could be a night out in the park in the summer. The cost would be minimal as volunteers would help to get the message out to the community. Programs such as these help build community. National Night Out was discussed as something that could also be considered. Block parties were discussed as well as other community get together, i.e. community garage sale.

H. Nevada Department of Wildlife Report

Mr. Corrado briefly discussed regarding tagging big horn sheep as they seem to migrate with the mule deer. A proposal was going to be written up regarding receding the back side of Peterson that was burned last year for the deer. As soon as a budget is obtained from the Nevada Department of Wildlife, the possibility of matching funds can be further discussed.

9. UPDATE ON LITIGATION – Bob Corrado

A litigation summary from counsel was received regarding foreclosures. This will be attached to the minutes.

10. MEMBER'S FORUM – OPEN FORUM

A. Delores Atkins

Homeowner asked if there were additional poop stations in the new areas. This was discussed and there were no answers at this time. Ms. Atkins said that there is one that goes to Briar out to the end past the construction zone, but there is nothing from Briar to the end, which is a long way. Mr. Corrado said they do not own that property yet and he will talk to Peter Lissner about this. She also asked if there was a decision made on trees from the attorney and Ms. O'Neil said they are still working on this as they received a summary from the attorney and are laying out options and presented four different ways to fix, which was discussed in the executive meeting and information will be discussed at the next meeting. Ms. Atkins also asked what it takes to change the CC&Rs. The Board noted that the percentage is high and difficult to obtain.

Homeowner was wondering regarding erosion as the culvert across from Village Parkway was getting fixed and Mr. Corrado said that will get fixed when the weather clears up as there is a source of rock to fill it in with. She asked if it needs to stay and Mr. Corrado said it slows water as it comes out with so much volume and needs help.

11. ADJOURNMENT

Bob Corrado adjourned the meeting by General Consent at 8:45 p.m.

Respectfully Submitted,

Linda Woosypiti, Recording Secretary
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Teresa Rucker
Board of Directors