

WOODLAND VILLAGE BOARD OF DIRECTORS MEETING AGENDA

Action may be taken on any item listed on this agenda & revisions to this agenda may be made up to the day of the meeting
Copies of the agenda are available through management, the association website, and will be available at the meeting.

TIME & DATE: 7:00 p.m. – Thursday, September 19, 2019 - PLACE: 18075 Village Center Drive, Suite #103, Reno NV

I. CALL MEETING TO ORDER – ROLL CALL

II. MEMBERS FORUM: (For Items on The Agenda) *a period devoted to comments by unit owners and discussion of those comments. Comments may be limited to 3-minutes per person. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on an agenda as an item upon which action may be taken pursuant to NRS116.3108*

III. APPROVAL OF MINUTES

a. July 18, 2019 Board of Directors Meeting Minutes **Review/Motion**

IV. REPORTS

- a. Signature Landscape Report
- b. Martin Ross Patrol Report
- c. Maintenance Report
- d. Manager's Report
- e. Review Status Litigation/Pending Legal Action

V. FINANCIALS

- a. Treasurer's Report
- b. Review and acceptance of the June - July 2019 Financials **Review/Motion**
- c. Review and acceptance of the 2018 Year End Audit. **Review/Motion**

VI. OLD BUSINESS

a. Review and discuss purchase of new utility cart. **Review/Motion**

VII. NEW BUSINESS

- a. Review and approve revised policy for front yard tree maintenance and developer installation. **Review/Motion**
- b. Ratify proposal for 2019 asphalt maintenance project. **Review/Motion**
- c. Ratify proposal for 2019 fence staining project for common areas. **Review/Motion**
- d. Review and approval for front yard tree and street tree replacement costs. **Review/Motion**
- e. Review and approval of bid for repairs to address washout/run off issues in drainage areas. **Review/Motion**
- f. Review and approval of bid for snow removal services from Signature Landscape.
- g. Review and approval for Reserve Study Financial Update. **Review/Motion**
- h. Review and approval of Draft 2020 Operating and Reserve Budget. **Review/Motion**
- i. Review and approval of 2019 Amended Collection Policy (due to NRS changes) **Review/Motion**
- j. Review and approval 2020 Board of Directors Meeting Schedule. **Review/Motion**
- k. Review and discussion regarding 2019 Annual Election. Positions open and adopt the Election by Acclamation **Review/Motion**
Policy.

VIII. NEXT BOARD MEETING DATE

Meet the Candidate Night – October 10th at 7:00 p.m.
Board of Directors Meeting – Thursday, November 21, 2019
Budget Ratification Meeting - Thursday, November 21, 2019
Annual Membership Meeting - Thursday, November 21, 2019

IX. MEMBER'S FORUM: (Open Forum) *Open forum is a period devoted to all comments by unit owners and discussion of those comments. Comments limited to 3-minutes per person.*

X. ADJOURNMENT

XI. EXECUTIVE SESSION-An Executive Session was held before the Board Meeting to discuss non-compliance issues, hearings, complaints, delinquencies and legal issues. Only Board Members are allowed to attend unless a hearing is scheduled for a specified homeowner.

The agenda of the meeting of the executive board must comply with the provisions of NRS 116.3108. Unit's owner have the right to: Have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter, speak to the association or executive board, unless the executive board is meeting in executive session. Please address with management company.