

WOODLAND VILLAGE, INC
BOARD OF DIRECTORS MEETING MINUTES – Amended July 18, 2019

Thursday, May 16, 2019
Held at: 18705 Village Center Drive, Suite 103

Board Members Present:	Robert Lissner, Jenna O’Neil, Robert St. Denis, Katie Bouchard
Board Members Absent:	Robert Corrado
EBMC:	Holly Bullock, Community Manager, Rebeka Wiggins, Recording Secretary
Other:	None
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER – Announcement that this meeting is being recorded.

Jenna O’Neil called the meeting to order at 7:00 p.m.

II. MEMBER’S FORUM: AGENDA ITEMS ONLY

A. Mr. Francl (Almond Leaf)

Homeowner asked for an explanation as to why they could not attend the previous Board Meeting. Management stated that the Board Members are volunteers.

B. Derik (18359 Panda Bear)

Homeowner asked about the retention pond adjacent to his property and he asked the Board not to accept the property until the rock wall is complete. There is evidence of erosion in the area. He is asking that these areas not be assumed by the Association until this issue is addressed.

C. Ross Jackson (18526 Mt. Ash Ct.)

Homeowner asked about a barn that has been erected in his neighbors’ yard.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve February 12, 2019 and March 21, 2019

The meeting minutes were reviewed by the Board. The March 21st Board meeting was cancelled due to lack of quorum.

Motion: Jenna O’Neil made a motion to approve the February 12, 2019 minutes as written. The motion was seconded by Katie Bouchard and unanimously approved.

IV. REPORTS

A. Signature Landscape Report (Will be at meeting)

Justin with Signature Landscapes was present at this meeting and he introduced the new account manager Robert Gamboa. He stated that they have all the water on and are keeping track of some turf areas that have not greened up yet. They are looking at the Ash trees because they have not gotten leaves yet, they are worried about a late cold spree may be preventing this growth. They will be working on getting the basins cleaned out somewhere to around the middle of June. Robert Gamboa stated that they have finished with the tree wells and will continue to work on weeding and drip lines throughout.

B. Martin Ross Report (Will be at meeting)

Garrett with Martin-Ross Security, stated that they have continued to see graffiti and vandalism and they are working on resolving the issues. They are trying to work out a schedule where they start earlier and perhaps staying later to switch things up. He also stated that all graffiti is logged and reported. Mila Ferreira asked if Martin Ross could work with Neighborhood Watch.

C. Maintenance Report (February-April)

The Board reviewed the maintenance report as it was presented. Jenna asked if Robert could present a summary by type of task he is doing.

D. Treasurer’s Report

Bob Lissner stated that we are running about \$20,000 under budget year to date.

E. Manager’s Report – No Report

Holly stated that they have been working on the proposals for fence staining project as well as trying to get the stain day scheduled for the Homeowner’s to pick up their stain.

F. Update on Litigation

Bob Lissner explained that 3-4 years ago, the HOA foreclosed on several properties and some entities came out and purchased these properties for pennies, and so far the one that has resolved finding that Woodland Village has no financial responsibility, and the first note and deed of trust has been deemed valid.

V. FINANCIAL REPORTS

A. Review and Approve Financial Report for December 2018-March 2019.

The financial report was reviewed by the Board.

Motion: Bob Lissner made a motion to accept the financial report for December 2018-March 2019 as presented. The motion was seconded by Robert St. Denis and unanimously approved.

VI. OLD BUSINESS

A. Review and discuss purchase of utility vehicle and ice melt trailer for snow removal/ice melt service.

Holly stated that we have been looking at the Kabota and it is too wide for the paths. This issue will be further discussed at the July Board Meeting.

B. Discuss future location for Garage/Storage Yard. Bob C. to email.

Bob Lissner explained that Lifestyle Homes has just begun design for the final phase and if we want to leave space for a maintenance building/storage yard for Woodland Village.

C. Discuss Shade Structure & Fence for Dog Park/Separation for small dogs.

The Board reviewed a proposal as presented by APS Group to install a separation area for small dogs. The cost to do this would be \$4,680.00. Robert Lissner asked for a show of hands as to whether everyone thought that it was a worthwhile project. There was discussion about adding this issue to the survey that is going out with the July statements.

D. Review cost to purchase computer tablet for HOA Board for meeting documents and reports.

There was some discussion regarding providing a means to get the documents to the Board Meeting. There was some discussion about having the Board members just print the documents they feel are necessary to conduct the meeting. Katie Brouchard suggested that some of the packet could be just printed and the Board Pack could somehow be condensed.

E. Review and discuss tentative turnover of common areas from Lifestyle Homes. Kern is obtaining deeds.

The Association's attorney is working on getting the deeds for the sections that need to be turned over from the Builder.

VII. NEW BUSINESS

A. Review of amendments to the Design Handbook – Fencing and Basketball Hoops.

The Board reviewed the amendments as presented. The first amendment addresses fencing and would increase the number and types of fencing materials that would be allowed for front yards as well as allowing that split rail fencing remain unstained. The second amendment addressed that portable basketball hoops can be left in front of the fence/RV gate as long as they are in an upright, playable condition. Otherwise they must be kept behind the RV gate/fence.

Motion: Katie Bouchard made a motion to adopt the amendment to the Design Handbook with regards to fencing. The motion was seconded by Bob Lissner and unanimously approved.

Motion: Bob Lissner made a motion to with adopt the amendment to the Design Handbook with regard to the storage/placement of basketball hoops. The motion was seconded by Katie Bouchard and unanimously approved.

B. Meeting Room Policy – no smoking or alcohol permitted in the facility.

Jenna announced that part of the reason for this particular amendment is that the Owners of the building that we meet in would not allow smoking or alcohol consumption within the meeting room. The other part is that it would simply not be permitted by the Board to have Homeowner's consuming alcohol or smoking during the Board Meetings, thus the Board has decided to adopt said Meeting Room Policy.

Motion: Jenna O'Neil made a motion to adopt the Meeting Room Policy as presented. The motion was seconded by Robert St. Denis and approved with (JO, RSD, KB) in favor and (RL) abstained.

C. Review and discuss proposal for 2019 asphalt maintenance inspection and bid specification.

The Board reviewed the proposal as presented by Padovan Consulting for Bid Oversight and Construction Management for the asphalt maintenance project in the amount of \$3,380.00.

Motion: Robert Lissner made a motion to accept the proposal as presented by Padovan Consulting in the amount of \$3,380 as presented. The motion was seconded by Robert St. Denis and unanimously approved.

D. Review and discuss vendor proposals for stain project for common areas.

Several proposals were presented for review by the Board.

Motion: Robert Lissner made a motion to award the bid to APS unless management discovers that there was some error in the RPV Proposal. The motion was seconded by Katie Bouchard and unanimously approved.

E. Update regarding new Washoe County School plans.

Bob Lissner stated that the School district wants to begin construction in September. Lifestyle Homes is going to be assisting with some of the utility work at cost.

VIII. NEXT BOARD MEETING DATE

Board of Directors Meeting – July 18, 2019.

IX. MEMBER'S FORUM – OPEN FORUM

A. Homeowner

Homeowner asked when the Association would be providing the stain. Holly stated that the date would be June 8, 2019.

B. Homeowner

Homeowner asked about the discount stain. Jenna O'Neil stated that whatever stain is not used could possibly become available for purchase at the reduced price.

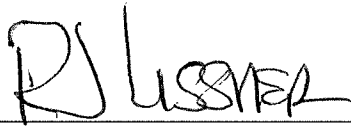
X. ADJOURNMENT

Jenna O'Neil adjourned the meeting by General Consent at 8:44 p.m.

Respectfully Submitted,

Rebeka Wiggins, Recording Secretary

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Board of Directors