

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING MINUTES

Tuesday, February 12, 2019
Held at: 18705 Village Center Drive, Suite 103

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

I. CALL MEETING TO ORDER

Robert Corrado called the meeting to order at 7:00 p.m.

II. MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Bob Francl

Homeowner asked about snow removal. Bob explained that the county doesn't give a specific time limit.

B. Homeowner

Homeowner asked about Panda Bear for snow removal.

C. Homeowner

Homeowner asked about snow removal at the bus stops. Bob explained that the HOA only removes snow on property owned by the HOA only.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve December 13, 2018

The meeting minutes were reviewed by the Board.

Motion: Katie Bouchard made a motion to approve the December 13, 2018 minutes as written. The motion was seconded by Jenna O'Neil and unanimously approved.

IV. COMMITTEE REPORTS

A. Signature Landscape

JT with Signature Landscapes was present at the meeting to discuss HOA landscaping issues. JT believes that the first snow event of the season went pretty smoothly. This last event there was a mis-communication and they missed some of the pathways. They have also been working on pruning and cleanup. As soon as the weather permits, they will begin pre-emergent applications. They will be working on mapping the boxes. They are assuming there will be some damage from the snow. JT also reported that they have been looking at the water usage as they were asked.

B. Martin Ross Report

Martin Ross was present at this meeting and reported that they are working on updating the maps to add the new streets. He stated that they have noticed a lot of reckless driving. If anyone sees anything, they should report it immediately.

C. Maintenance Report

Attached.

D. Treasurer's Report

See report in Item V.

E. Manager's Report

Report attached.

F. Wildlife Rehab Funding Opportunities

No report. Ongoing.

G. Mule Deer – Future Funding Project Update

No report. Ongoing.

H. Nevada Dept. of Wild Life Report

No Report. Ongoing.

I. Update on Litigation

Holly Bullock explained that there are several ongoing cases regarding homes that the HOA foreclosed on. The Banks have filed suit against the HOA to recover damages.

V. FINANCIAL REPORTS

A. Review and Accept Financial Report for October, November and December 2018.

The financial report was reviewed by the Board. Bob Lissner gave a brief financial report. For 2018, we pretty much broke even, and we anticipate the same for 2019. We are well funded in our Reserve Account.

Motion: Jenna O'Neil made a motion to accept the financial report for October & November 2018 as presented. The motion was seconded by Katie Bouchard and unanimously approved.

VI. OLD BUSINESS

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

The Board will continue to research the appropriate equipment that will meet the needs of the community.

B. Discuss Garage/Storage Yard for Maintenance upon Lifestyle departure.

Bob explained that they are trying to get a storage area and yard for equipment storage.

C. Discuss Entrance Fence Maintenance upon Lifestyle departure.

There is fencing along Village Parkway is currently being maintained by Lifestyle Homes. There may become a time when the HOA needs to determine how this fencing will be maintained once Lifestyle Homes is gone.

D. Discuss Shade Structure for Dog Park/Separation for small dogs.

The Board has been considering installing a shaded area and providing a small dog area. Proposals will be reviewed at the next Board meeting. If anyone has a recommendation for what needs to be done, we are looking for input.

E. Discuss New Forest/Village Pkwy. Tree placement.

Bob Corrado explained that as you are coming down Village Parkway there has been talk about needing a tree near the monument sign at the entrance to Woodland Village. Polling the audience, there was very little interest.

F. Discuss staining fencing/weed removal to Cold Springs Ranch properties.

Bob Corrado explained that it was brought up that the Cold Springs Ranch properties, that have removed themselves from the HOA, have not been taking care of their fences or monitoring their weeds. It was determined that there was really nothing the HOA can do force them to maintain their properties. Holly recommended that someone might contact code enforcement to complain.

G. Review and discuss 2019 Fence Staining project for homes in cycle this year.

They are working on securing another paint contractor. Some of the new contractors will offer one-gallon cans of paint for Homeowner's for touch-up.

VII. NEW BUSINESS

A. Review and discuss tentative turnover of common areas from Lifestyle Homes.

Holly Bullock explained that they are working on tracking down the maps to begin the work on the turnover.

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

The Board has amended the front yard fencing to include unstained or natural split rail fencing, or split rail fencing that is stained to compliment the color of the home, picket or wrought iron fencing. Vinyl may be substituted for wood fencing. Also portable basketball hoops can be kept in the driveway as long as they are not blocking an common area access to sidewalks or streets.

C. Violation and Fine Policy review and discussion for possible changes.

It was determined that this was likely already resolved.

D. Resolution regarding First Time Late Fee Requests.

The Board reviewed the policy as presented.

Motion: Bob Lissner made a motion to give the Management Company discretion to waive first time late fees depending on the circumstances. The motion was seconded by Jenna O'Neil and unanimously approved.

- E. **Review cost to purchase computer tablets for HOA Board for meeting documents and reports. Tablets to remain property of Association. (Bob Lissner may be able to provide tablets. He noted he would check to see what he had available.)**
Bob Lissner explained that this item came up because the Board is attempting to cut costs for printing costs. It might be prudent to purchase tablets for the Board Members to review meeting documents. Bob Lissner stated that he wants to direct Management to cut copy costs in half by the end of the year. The Board agreed to look into purchasing tablets.

VIII. NEXT BOARD MEETING DATE

Board of Directors Meeting – Thursday, March 21, 2019

IX MEMBER'S FORUM – OPEN FORUM

A. Bob Lissner

Bob Lissner announced that the school board has now approved a plan to move forward with building a new elementary school in Cold Springs.

B. Homeowner

Homeowner stated that she has been having a problem with one of the Board Members she may be filing a formal complaint with the Ombudsman. Jenna stated that a letter should present a letter to the Board so that they can address their complaints.

Holly Bullock announced that this meeting cannot be recorded without announcing so prior to starting the meeting.

C. Homeowner

Homeowner recommended an HOA Facebook page for general HOA information.

D. Homeowner

Homeowner believed that all HOA information should be maintained on a portal, not over Facebook. That way ownership can be verified, and complaints are private.

E. Homeowner

Homeowner asked that the Board please vote to remove the Facebook page.

F. Homeowner

Homeowner suggested that we just use the page for an informational page only.

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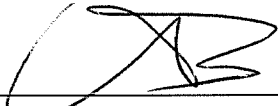
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X. ADJOURNMENT

Bob Corrado adjourned the meeting by General Consent at 9:12 p.m.

Respectfully Submitted,

Rebeka Wiggins, Recording Secretary
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Board of Directors