

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Thursday, November 21, 2019
Held at: 18400 Village Pkwy (Family Center)

Board Members Present:	Bob Corrado, Robert Lissner, Robert St. Denis, Jenna O'Neil
Board Members Absent:	Katie Bouchard
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 5:13 p.m.

II. MEMBER'S FORUM: AGENDA ITEMS ONLY

There were no Homeowner comments during this time at the meeting.

III. APPROVAL OF PREVIOUS MEETING MINUTES

1. Review and Approve September 19, 2019

The meeting minutes were reviewed by the Board.

Motion: Bob Corrado made a motion to approve the September 19, 2019 minutes as written. The motion was seconded by Robert Lissner and unanimously approved.

IV. REPORTS

A. Signature Landscape Report

Robert Gamboa with Signature stated that they have been working on leaves. They have a plan to complete the leaves before the snow falls. They put down pre-emergent in the dog park. Jenna asked if they would be willing to start on the fire-break in early spring so that it can be completed before the end of June.

B. Martin Ross Patrol Report

The Board reviewed the incident report that was submitted by Martin Ross. Robert Lissner asked if anything had been reported regarding a truck that picked up a full load of roofing shingles.

C. Maintenance Report

The Board reviewed the Maintenance Log.

D. Managers Report

Holly Bullock stated that we sent out the Annual and Budget mailers. The administrative staff has been inputting Homeowner information as it is returned. We've continued to work on Compliance issues and maintenance issues throughout the community.

E. Review Status Litigation/Pending Legal Action

There are still two foreclosure issues still pending. It is anticipated that the issues will be resolved very soon. The two previous suits were resolved in our favor. We do have a mediation claim pending over an architectural issue.

IV. FINANCIAL REPORTS

A. Treasurer's Report

Robert Lissner explained that they have been working on the budget. We had to increase the Assessments by one dollar per month, which was mostly due to legal costs. Many of these costs do get passed on to the Homeowner's but not all of them. Robert added that Woodland Village is in good financial shape.

B. Review and Accept Financial Report for August & September 2019.

The financial report was reviewed by the Board.

Motion: Robert Lissner made a motion to accept the financial report for August & September 2019 as presented. The motion was seconded by Robert St. Denis and unanimously approved.

V. OLD BUSINESS

A. Review and approval for front yard tree and street replacement costs.

Robert Lissner stated that he wanted to have Robert Whatley go through the list to make sure the count is accurate. This item was postponed until the next Board Meeting.

VI. NEW BUSINESS

A. Review and approval for the 2019-2020 EBMC Management renewal

The management contract was postponed to the next Board meeting. The Board has decided to obtain proposals from other Management Companies to be reviewed at the next Board meeting.

Motion: Bob Corrado made a motion to postpone the approval of the EBMC Management Contract and submit an RFP for Management services. The motion was seconded by Jenna O'Neil and unanimously approved.

B. Review and approval for proposal for 2019 Year End Audit and Taxes.

This item was postponed until the January meeting.

C. Action taken outside of meeting:

Bob Corrado explained that they have been working on this matter for many months and have finally purchased a cart for staff and that the cart will also be able to handle a large portion of snow removal that had previously been done by both Signature and staff.

Motion: Bob Corrado made a motion to ratify the Board's decision to purchase a new maintenance cart. The motion was seconded by by Robert St. Denis and unanimously approved.

VII. COMMITTEE REPORTS

A. Architecture Review Committee

Bob Corrado explained the resolution states that the Developer will no longer be planting trees in the front yards, instead the Homeowner will receive a rebate from the Developer and be required to plant a tree of their choosing of a caliper size no less than 1". Additionally, for existing Homeowner's the HOA will replace the Homeowner's tree twice and if it fails a third time, the Association may opt to charge the homeowner for the cost to replace the tree.

Motion: Bob Corrado made a motion to adopt the resolution as presented by the Architectural Review Committee. The motion was seconded by Robert St. Denis and unanimously approved.

XI. NEXT BOARD MEETING

January 21, 2020 at 7:00 p.m. and will be held at the Cold Springs Family Center.

X MEMBER'S FORUM – OPEN FORUM

There were no Homeowner comments during this time in the meeting.


XII. ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Robert St. Denis and unanimously approved. The meeting adjourned at 6:16 p.m.

Respectfully Submitted,

Rebeka Wiggins, Recording Secretary

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Board of Directors