

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, January 21, 2020
Held at: 18400 Village Pkwy

Board Members Present:	Bob Corrado, Robert Lissner, Mark Wilson
Board Members Absent:	Katie Bouchard, Greg Johnson
EBMC:	Holly Bullock, Community Manager, Rebeka Whatley, Recording Secretary
Other:	None
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Robert Corrado called the meeting to order at 7:01 p.m.

II MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Homeowner

The Homeowner is complaining about an owner in his neighborhood who is not taking care of his property. He claims that he has complained multiple times about this property over several years. He wants to know why EBMC is so incompetent. He wants to be removed from any financial responsibility for the fence.

III. BOARD TO ELECT OFFICERS (PRESIDENT, VICE PRESIDENT, TREASURER AND SECRETARY)

A. Identify the officer positions to be filled by the new board members.

Since a quorum of the current Board of Directors was present the Board met immediately after adjournment to appoint the new Board.

The Board met briefly to select the Board Members that are to fulfill each of the officer positions.

Motion: Bob Corrado made a motion to appoint/nominate Officers as follows: Bob Corrado, President; Mark Wilson, Vice President; Greg Johnson, Secretary; Robert Lissner, Treasurer; Katie Bouchard, Director. The motion was seconded by Mark Wilson and unanimously approved.

President:	Bob Corrado
Vice-President:	Mark Wilson
Secretary:	Greg Johnson
Treasurer:	Robert Lissner
Director:	Katie Bouchard

B. Board to Appoint Design Review Committee (3 members – 1 board member to Chair)

Bob Corrado explained that the Board has determined that it is necessary to create a Design Review Committee and appoint a Board Member to Chair the Committee. Homeowner volunteers are also encouraged, but for now the Design Review Committee will consist of Bob Corrado, Chairman and Mark Wilson and Greg Johnson as Committee Members.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve November 21, 2019

The meeting minutes were reviewed by the Board.

Motion: Robert Lissner made a motion to approve the November 21, 2019 minutes as written. The motion was seconded by Bob Corrado and unanimously approved.

V. REPORTS

A. Signature Landscape Report

JT from Signature Landscapes announced that they have now sold their Operations for Signature Landscapes to a Corporation called Bright View. For the next 12 months things will continue to be pretty much the same but we will start to see changes after that. For the Signature employees it is an extremely positive transition. For the clients, it affords us more buying power which we can pass on to our clients. In addition, he presented a report to the Board for their review. JT stated that they are about 70% complete with pre-emergent and they are continuing to work on leaves and pruning.

B. Martin Ross Patrol Report

Bob Corrado explained that we get daily incident reports and things have been reasonably quiet. If you see any graffiti, anywhere, make sure you report it right away and Robert will take care of it immediately.

C. Maintenance Report

Robert has been working on lights and cleanup. We purchased a new golf cart for Robert and it worked really great for the snow removal.

D. Manager's Report

Holly Bullock gave a brief overview of the work she has been doing for the past few months.

E. Review Status Litigation/Pending Legal Action

Holly Bullock stated that there is no update.

VI. FINANCIAL REPORTS

A. Treasurer's Report

Bob Lissner had some questions on the financial report that was presented and asked if this item could be deferred to the next meeting.

B. Review and Approve Financial Report for October & November 2019.

This item was deferred to the next Board Meeting.

VII. OLD BUSINESS

A. Review and approve proposal for 2019 Year End Audit and Taxes

Several proposals were presented at this meeting for review by the Board.

Motion: Mark Wilson made a motion to accept the proposal as presented by Jackson & Jackson CPA's for the 2019 Audit and Tax Return. The motion was seconded by Bob Corrado and unanimously approved.

B. Review and approve contract amendment with Signature Landscapes for add'l maint.

Signature Landscapes submitted an Addendum to the Professional Landscape Maintenance Program to add the new areas of responsibility to our existing contract. It was determined by the Board that the contract needed to be further reviewed. This item will be re-addressed at the next Board meeting.

VIII. NEW BUSINESS

A. Review and discussion regarding the 2020 fence staining project scope.

The Board reviewed the 2020 Fence Staining Request for Proposal that was presented. Bob Lissner wanted a commitment from Management that a specific number of square footages (both split rail and 6' fence sections) to be submitted with the RFP accompanied by the map.

Motion: Robert Lissner made a motion to approve the 2020 Fence Staining Scope of Work as presented. The motion was seconded by Mark Wilson and unanimously approved.

B. Review and discussion regarding adopting the Lifestyle Redwood fence stain color for Woodland.

This issue was postponed until the next meeting. Bob Corrado will present fence boards for comparison.

Bob Lissner left the meeting at 8:11 p.m. There is no longer a quorum of the Board.

C. Review and discussion regarding management contract proposals. Set date for Board to meet further regarding contracts.

The Board opened several proposals as presented at this meeting. The proposals were opened and reviewed, but the decision will be postponed until the next Board Meeting.

D. Review and discussion regarding revising Rules for Street Parking and Basketball Hoops in Street.

This matter was postponed until the March meeting.

E. Action taken outside of meeting – None at this time.

None.

IX. NEXT BOARD MEETING DATE

March 17, 2020.

X. MEMBER'S FORUM – OPEN FORUM

A. Homeowner

One Homeowner complained about commercial vehicles being parked in the streets. Mark Wilson agreed to take a look at the issue.

XI. NEXT BOARD MEETING

March 17, 2020


XII. ADJOURNMENT

Bob Corrado adjourned the meeting by General Consent at 8:43 p.m.

Respectfully Submitted,

Rebeka Wiggins, Recording Secretary

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 *SECRETARY*
Board of Directors