

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Friday, April 3, 2020

The meeting was conducted through Go To Meeting.

Board Members Present:	Bob Corrado, Robert Lissner, Mark Wilson, Katie Bouchard, Greg Johnson
Board Members Absent:	None
EBMC:	Holly Bullock, Community Manager & Robert Whatley, Maintenance
Other:	Robert Gamboa, Signature Landscape
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Robert Corrado called the meeting to order at 3:18 p.m.

II. MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Homeowner

No comments were made at this time.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve January 21, 2020

The meeting minutes were reviewed by the Board.

Motion: Mark Wilson made a motion to approve the January 21, 2020 minutes as written. The motion was seconded by Bob Corrado. Katie Bouchard abstained due to her absence from the meeting. Motion carried with four "aye" votes from Bob Corrado, Bob Lissner, Greg Johnson and Mark Wilson.

IV. REPORTS

A. Signature Landscape Report

Bob Corrado noted there was a report from Robert Gamboa with Signature Landscapes noted they have been working on various issues, pruning, leave abatement, dog park spraying for weeds. Bob noted the irrigation will be started up when the weather warms up in the next few weeks. Holly noted she had forwarded a report to the Board noting that weed abatement was in process on the trails, aeration on the turf was done and irrigation would be turned on soon. Bob Lissner noted they have been sending updates and are still on the job during the COVID shutdown.

B. Martin Ross Patrol Report

Bob Corrado noted Martin Ross was not in attendance. He stated that incidents have been reported and they have been reporting lights out in the community. Bob reported there has been an increase in vandalism along Cat Tail Trail where the kids are damaging the lights. Fortunately, no other issues given the kids are home rather than in school at this time.

C. Maintenance Report

Robert has been working on lights, fence repairs, trash and dog station cleanup, fence board staining and deliveries. Robert Whatley noted he did address the tree removal from the accident that occurred over the weekend. Bob Lissner thanked Robert for getting on this issue so quickly. Bob Corrado noted that the pine tree was damaged and it was being looked at to see if the tree would survive. Holly noted that she asked Signature to price the pine tree for replacement. Holly will follow up on the proposal request for the Board.

D. Manager's Report

Holly Bullock gave a brief overview of the work she has been doing for the past few months. Holly noted the stain list is ready to be sent to the owners, she has worked with contractors on the bids for the fence project and the pathway sealing. She was hoping to have the next meeting in May in person.

E. Review Status Litigation/Pending Legal Action

Holly Bullock noted there is still action on one property. Bob noted the issue was a foreclosure that was voided by the Court. It's awaiting appeal at this time.

V. FINANCIAL REPORTS

A. Treasurer's Report

Bob Lissner noted that the reports reflect a profit. He noted the Fine Account line is showing a credit balance. He noted the other line items on the budget are in line at this time. Bob Corrado noted snow removal has been down considerably this year.

B. Review and Approve Financial Report for December 2019 – January 2020.

Motion: Bob Corrado moved to accept the financial reports for December 2019 and January 2020. Mark Wilson seconded the motion and the motion carried unanimously.

VI. OLD BUSINESS

A. Review and approve proposal from Signature Landscapes for front yard and street tree replacement

Signature Landscapes submitted a proposal. Bob noted trees haven't started to bud and he would like to audit the trees on the proposal. This item was postponed for review at the next Board meeting.

B. Management Contract Proposals

Bob Corrado addressed the proposals received. He noted that due to current COVID-19 crisis, this is a factor.

Motion: Bob Corrado moved to accept the renewal with Eugene Burger Management for a one year term and the Board will revisit the issue. Mark Wilson seconded the motion. Bob Corrado called for the vote. The motion carried with four "aye" votes from Bob Corrado, Bob Lissner, Mark Wilson and Greg Johnson. Katie Bouchard abstained. Holly asked for clarification on the new contract dates and it was decided for April 1, 2020 to March 31, 2021.

C. Adopt Lifestyle Redwood Fence Stain color

Bob Corrado noted he had sent an email regarding the stain colors to the Board. Discussion ensued regarding the new color and costs. Bob noted the stain colors are mixed throughout the community.

Bob Lissner noted that Kelly Moore has tendered an offer that they have in stock. Bob Corrado noted there is 221 buckets of the old color and he agreed to their current discounted price. Bob noted he would be favorable to purchasing the stain and keeping the old color for this year and moving to the new color next year.

Mark Wilson noted that he would be favorable to purchasing the Kelly Moore product and the balance from Reno Paint Mart if they would discount the cost. Holly noted the cost from Kelly Moore was reduced to Woodland to move the overstock inventory left from the prior year's inventory and Reno Paint Mart wouldn't be able to drop their prices that low.

Mark indicated he would be favorable to purchase the overstock from Kelly Moore and obtain the new color from Reno Paint Mart for the balance needed for the homes. Discussion ensued and it was noted that the colors are quite similar. Bob Corrado indicated we could obtain the Kelly Moore for common area and new color for homeowners fences.

Motion: Mark Wilson moved to approve the purchase of the remaining stain from Kelly Moore and purchase the new color stain from Reno Paint Mart for the homeowners. Greg Johnson seconded the motion. The motion carried unanimously.

VII. NEW BUSINESS

C. Review of Kelly Moore stain proposal

Bob Corrado moved to this item on the agenda. Discussion ensued on the costs from Kelly Moore at \$55.99 per bucket. Prior cost was \$89 in prior years. Bob indicated that the Association would make the purchase and to advise them and the painting contractor will be picking it up as needed.

A. Review and approval for the proposals for the 2020 fence staining project.

The Board reviewed the 2020 Fence Staining proposals that Holly Bullock opened and scanned to the Board. Holly noted that two proposals were submitted and one was awaited.

Jim's Custom Painting was at 52,365.00 and the bid from APS Group at \$126,154.

Bob Lissner noted without the third bid, there couldn't be a decision. Bob Corrado noted the disparity in cost differences were a concern. He noted Robert measured the fencing for split rail and common area. He noted that the contractors were told to meet with Robert to review the scope of work this. Bob Corrado asked Holly to email the bids and scope with measurements to the Board. The proposals were tabled to the next Board meeting.

B. Review and discussion regarding revising Rules regarding street parking and basketball hoops.

Mark noted there had been discussion regarding basketball hoops in the past. Discussion ensued regarding the drawing and how it was to be stored and used. Essentially, when the Basketball Hoop is being used it must be in the driveway, upright and not blocking the sidewalk/gutter or on the street. When the Basketball Hoop is not being used it may be stored on the RV side beside the back side garage in either a vertical or horizontal position.

Motion: Mark Wilson moved to adopt the new Basketball Hoop standard as presented. Katie Bouchard seconded and the motion carried unanimously.

Discussion ensued and Bob Corrado noted this should be reviewed by Kern's office to assure compliance with code.

Discussion began regarding the parking rules. Bob Corrado noted this hasn't been reviewed as of yet through Kern's office. He noted the Board had been provided with the parking rules. He noted Kern's office has indicated there are allowances in the code that would allow the Association to adopt some restrictions. Bob Lissner asked if this addresses the number of vehicles at a home. Bob noted vehicles would need to be parked in front of the house.

Corrado

Direction was to submit it to Kern's office for an opinion and the Board would revisit this issue at the next meeting.

D. Review and discussion regarding revisions to the Landscape Handbook

This issue was postponed to the next Board Meeting.

E. Review and discussion regarding 2020 Asphalt Maintenance Inspection /Bid spec.

Motion: Bob Corrado moved to approve the proposal from Padovan Consulting for a cost of \$1260.00. Mark Wilson seconded the motion and the motion carried unanimously.

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

None.

VIII. CORRESPONDENCE

A. Correspondence from owner concerning street signage issues and speed bumps.

The Board reviewed the email complaint. Holly was requested to issue a letter to the County Street Maintenance Department to address the concerns noted regarding speeding and a traffic control survey that could be taken. Mark suggested the owners on Georgetown also be provided with the contact information for the County and Sheriff's Office.

Motion: Bob Corrado moved to request Holly to issue a letter to the County and Sheriff's Departments regarding the traffic concerns and to provide that information to the owners in that area. Mark Wilson seconded. Motion carried.

B. Correspondence from owner regarding unleashed pets in community and on walking trails.

The Board reviewed an email from an owner concerned about residents walking their pets off leash throughout the community and on the walking trails. The owner requested assistance to getting notice out to the owners to curtail this issue. Discussion was held regarding purchasing signage for the walking trails to advise residents that pets must be leashed. This will be discussed at the next meeting. Bob will send a photo of the sign to Holly.

The Board requested Holly to write to the WC Animal Control Department to request Animal Control to drive in the community to catch these incidents and educate the pet owners.

IX. NEXT BOARD MEETING DATE

May 19, 2020. Location to be determined upon restrictions due to COVID-19 mandates.

X. MEMBER'S FORUM – OPEN FORUM

A. Homeowner

An owner commented this was her first meeting and she would be attending again.

XI. ADJOURNMENT

Mark Wilson moved to adjourn the meeting. Greg Johnson seconded. Meeting was adjourned by general consent at 4:24 p.m.

Respectfully Submitted,



Holly Bullock, Community Manager



secretary

Board of Directors