

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, May 19, 2020

The meeting was conducted through Go To Meeting.

Board Members Present:	Bob Corrado, Robert Lissner and Greg Johnson
Board Members Absent:	Mark Wilson and Katie Bouchard
EBMC:	Holly Bullock, Community Manager
Other:	Robert Gamboa, Signature Landscape and Arlan Robinson from Martin Ross
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Board President Robert Corrado called the meeting to order at 5:46 p.m. A quorum was not achieved at this time. Greg Johnson joined the meeting at 6:09 p.m. and a quorum was established.

II. MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Homeowner Forum

During the time frame that a quorum of the Board was awaited, Robert Lissner commented about sharing the board meeting packets with the owners at the meetings. Holly Bullock was directed by the Board to check on this issue with Kern's office.

The Board moved on to the reports from Signature Landscape and Martin Ross Security.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve April 3, 2020

The meeting minutes were reviewed by the Board.

Motion: Bob Corrado motioned to approve the April 3, 2020 minutes as written. The motion was seconded by Greg Johnson. Motion carried unanimously.

IV. REPORTS

A. Signature Landscape Report

Robert Gamboa with Signature Landscapes noted there is a crew working on weed abatement through the community for this week to address abatement issues. He noted they would be looking at bringing the crews back the following week if needed. Robert noted that the fire break work will be started soon. The following comments were made noting the pre-emergent was not effective due to the spring rain as cheat grasses are prevalent in areas and a post emergent spraying may be needed. It was also noted that the recent wind storm had taken down a large tree. Comments were made regarding Serenity Park needing irrigation attention and the area around Briar and Grey Hills at the mailbox.

B. Martin Ross Patrol Report

Arlan Robinson with Martin Ross noted that incidents that have been reported lately dealt with several suspicious activity calls, noise issues and kids loitering in the park after dusk. Arlan noted that the patrol staff has been reporting lights out to Management for repairs. Bob Corrado noted that Martin Ross has been reporting on lights out for homes not in Woodland Village and asked for the patrol staff to be given a copy of the Woodland Village community map.

Discussion continued regarding Martin Ross's use of bicycles and vehicles in their patrols. Arlan noted the bikes and vehicles are marked. Arlan noted that owner's may also add Martin Ross for alarm call services for dispatch to their office as well as to the WCSO.

C. Maintenance Report

Robert has been working on lights, fence repairs, trash and dog station cleanup, fence board staining and deliveries. It was noted that water was running on Crystal Peak for a few days. Holly will check with Robert on the repair. It was noted there was a valve that was stuck on.

A short discussion regarding sidewalks that have trip hazards ensued. Bob Corrado noted a map was being set up to mark areas in need of repair which will be sent out for bids to be obtained.

Let the record reflect that Greg Johnson joined the Board Meeting at 6:09 p.m. A quorum was achieved and the meeting commenced. The Board addressed the Minutes from April 3, 2020.

D. Manager's Report

Holly Bullock gave a brief overview of the work she has been doing for the community.

E. Review Status Litigation/Pending Legal Action

Bob Corrado noted the issue was a foreclosure that is awaiting appeal at this time. One file has been closed and there is a second file that is still active.

V. FINANCIAL REPORTS

A. Treasurer's Report

Bob Lissner stated the February and March reports reflect an operating surplus at this time, but that will change over the course of the summer. He reported the Reserves are approximately \$700,000.00, so there are funds for the sidewalk project.

B. Review and Approve Financial Reports for February 2020 – March 2020.

Motion: Bob Corrado moved to accept the financial reports for February 2020 and March 2020. Greg Johnson 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 for the tree replacements. Bob noted he would prefer larger trees along Village Parkway and smaller trees placed in other the common areas.

Motion: Bob Corrado moved to approve the cost for the tree replacement. Greg Johnson seconded the motion and the motion carried unanimously.

B. Review and approve proposal from Signature Landscapes for shrub and plant replacements

Signature Landscapes submitted a proposal to replace shrubs throughout the community. Bob stated that evergreens needed to be added to the list to replace the reed grasses and Russian sage.

Motion: Bob Lissner moved to approve the cost for the shrub replacements subject to the plant list specified by Bob Corrado. Greg Johnson seconded the motion and the motion carried unanimously.

C. Review and approve proposal for 2020 fence staining project

The Board reviewed the proposals submitted for the fence staining project. Discussion regarding new vendors ensued. Bob Corrado commented that RPV Painting has been working in the community for several years and has done a good job. APS Group did the work in 2019, Jim's Custom Painting would be a new vendor as well as Extreme Maintenance and Remodel.

Motion: Bob Corrado moved to approve the proposal from RPV Painting for a cost of \$56,645.00 Greg Johnson seconded the motion. The motion carried unanimously.

VII. NEW BUSINESS

A. Board Workshop for Design Handbook / Landscape Manual review

Discussion was held regarding the Board holding a workshop to review the Design Handbook, Landscape Manual and the CC&R's to work towards combining the documents. Board to work on a date for the workshop for this purpose.

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

VIII. NEXT BOARD MEETING DATE

July 21, 2020 – Location to be determined based on Covid-19 meeting guidelines.

XI. MEMBER'S FORUM – OPEN FORUM

A. Homeowner

An owner asked about the elections in November.

An owner advised she had been on the Design Review Committee and would be interested in volunteering again.

An owner thanked the Board for their time and effort on behalf of the community and for the electronic format.

XI. ADJOURNMENT

There being no other business to come before the Board at this time, Greg Johnson moved to adjourn the meeting to Executive Session. .
Bob Lissner seconded. Meeting was adjourned by general consent at 7:01 p.m.

Respectfully Submitted,



Holly Bullock, Community Manager



Board of Directors

Secretary