

**WOODLAND VILLAGE  
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, July 21, 2020  
Held via gotomeeting.com

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| <b>Board Members Present:</b> | <b>Bob Corrado, Robert Lissner, Mark Wilson, Greg Johnson</b>                    |
| <b>Board Members Absent:</b>  | <b>Katie Bouchard</b>  |
| <b>EBMC:</b>                  | <b>Holly Bullock, Community Manager, Rebeka Whatley, Recording Secretary</b>     |
| <b>Other:</b>                 | <b>Robert Gamboa with Signature Landscaping, Arlan Robinson with Martin Ross</b> |
| <b>Homeowners Present:</b>    | <b>List on File with Management</b>  |

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**I. CALL MEETING TO ORDER**

Greg Johnson called the meeting to order at 7:06 p.m.

**II. MEMBER'S FORUM: AGENDA ITEMS ONLY**

**A. (18259 Panda Bear)**

Homeowner asked why a Board member would not show up to even a virtual Board Meeting.

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

**A. Review and Approve May 19, 2020**

The meeting minutes were reviewed by the Board.

Motion: Bob Lissner made a motion to approve the May 19, 2020 minutes as written. The motion was seconded by Bob Corrado and unanimously approved.

**V. REPORTS**

**A. Signature Landscape Report**

Robert Gamboa w/Signature Landscaping was present at this meeting. He reported that they have been diligent on the weeds and have brought in additional help to spray. They have been working on the catch basins and working on the irrigation trying to stay on top of leaks. They will do a third round of fertilizer in August. He asked to have the dog park closed so they can spray the weeds.

**B. Martin Ross Patrol Report**

Arlan Robinson with Martin Ross was present at this meeting and gave a brief report.

**C. Maintenance Report**

Holly explained that Robert has been working on water improvements for the common area trees as well as other irrigation repairs.

**D. Manager's Report**

None.

**E. Review Status Litigation/Pending Legal Action**

Nothing to update. There is just one open case currently and we have not heard from the attorney. Hopefully that will be wrapped up by the September meeting.

**IV. FINANCIAL REPORTS**

**A. Review and Approve Financial Report for April & May 2020.**

Bob Lissner gave a brief financial report. He stated that all looks good, we are still ahead for now and he didn't see anything alarming.

Motion: Bob Lissner made a motion to accept the financial report for April & May 2020 as presented. The motion was seconded by Mark Wilson and unanimously approved.

**VI. OLD BUSINESS**

**A. Discussion on planning a board workshop for reviewing the Design Handbook/Landscape Manuel.**

Mark Wilson stated that he is still working on the manual.

## VI NEW BUSINESS

**A. Wildlife Space Discussion to add reclaimed water service to space and planting for wildlife. Discussion regarding NDOW feedback.**

Mark Wilson reported that he has not really had much activity on this one, he needs to confirm the amount of the fund. He will also be reaching out to UNR to see if there are any projects pending. Bob Lissner stated that he and Lifestyle Homes will be meeting with Washoe County to discuss the reclaimed water project. This issue will be continued to the next Board Meeting.

**B. Cell Tower Variance Request for Board Approval (located on Family Center grounds). Owner concerns received for review.**

Buzz Lynn with AT&T was present at this meeting and gave a presentation regarding a proposed placement for a new Cell Tower. Mark Wilson asked what the footprint would be. Buzz stated that it will be 30X30 and fully enclosed. Many Homeowners expressed potential health concerns as well as basic aesthetics.

Motion: Mark Wilson made a motion to table this discussion to another meeting which should be held prior to the September 15, 2020 meeting. The motion was seconded by Greg Johnson and approved with (BC, MW, GJ) in favor and (BL) abstained.

**C. Common area concrete sidewalk repairs and replacements. Review proposals.**

Two proposals were presented at this meeting and were reviewed by the Board. Bob Corrado was concerned about the continued liability.

Motion: Mark Willson made a motion to accept the proposal in the amount of \$49,075.00 as presented by Meridian with a potential cold weather allowance included. The motion was seconded by Bob Lissner and unanimously approved.

**D. Design Review Committee – Appointment of additional committee member.**

Mark Wilson explained that Delores Atkins had been on the Architectural Committee in the past.

Motion: Mark Wilson made a motion to appoint Delores Atkins to the Design Review Committee. Bob Corrado and unanimously approved.

**E. Review and approval for 2020-2021 Insurance policies for Liability, D&O and Worker's Comp.**

**James Gibson with Balsiger Insurance will call in to explain the coverage changes for the D&O and Crime Policies**

James Gibson was present at this meeting to discuss the upcoming renewal.

Motion: Bob Lissner made a motion to accept the proposal as presented by Balsiger Insurance. The motion was seconded by Greg Johnson and unanimously approved.

**F. Review and approval for 2019 Audit and taxes as prepared by Jackson & Jackson CPA.**

The 2019 Audit was reviewed by the Board.

Motion: Bob Corrado made a motion to accept the 2019 Audit as presented. The motion was seconded by Greg Johnson and unanimously approved.

**G. Action taken outside of meeting. At this time, no action taken.**

None.

## VIII. NEXT BOARD MEETING DATE

September 15, 2020.

## X MEMBER'S FORUM – OPEN FORUM

None.

## XII. ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Greg Johnson and unanimously approved. The meeting adjourned at 9:16 pm.

Respectfully Submitted,

*Rebeka Whatley, Recording Secretary*

Rebeka Wiggins, Recording Secretary

  
Board of Directors