

# WOODLAND VILLAGE BOARD OF DIRECTORS MEETING AGENDA

\*Action may be taken on any item listed on this agenda & revisions to this agenda may be made up to the day of the meeting.  
Copies of the agenda are available through management, the association website, and will be available at the meeting.

TIME & DATE: **4:00 p.m. – Tuesday, November 17, 2020** \*\*\* Meeting is prior to the Annual at 6:00 p.m.

Seating at the Community Center is limited to 15 attendees. Please contact EBMC to arrange for a seat if you wish to be there in person. We currently have space for 3 additional members.

Zoom Meeting: <https://zoom.us/j/99957540010?pwd=UTBKQjl2anQvRmVlWmtnVW9SbVkydz09>

Meeting ID: 999 5754 0010 - Passcode: 261125

By phone: +1 408 638 0968 or +1 669 900 6833

## I. CALL MEETING TO ORDER – ROLL CALL

II. **MEMBERS FORUM:** *Comments may be limited to 3-minutes per person. Each owner in attendance may address the Executive Board. Comments made by each owner must be limited to items listed on the Agenda pursuant to NRS 116.31083(6). Unit owners may request that the substance of their remarks or prepared written remarks be included in the minutes.*

## III. INTRODUCTION OF NEW COMMUNITY MANAGER – Don Soucy

## IV. APPROVAL OF MINUTES

- a. September 15, 2020 Board of Directors Meeting Minutes

**Review/Motion**

## V. REPORTS

- a. Signature Landscape Report  
b. Martin Ross Patrol Report  
c. Maintenance Report  
d. Manager's Report  
e. Review Status Litigation/Pending Legal Action

**Discussion**  
**Discussion**  
**Discussion**  
**Discussion**  
**Discussion**

## VI. FINANCIALS

- a. Treasurer's Report  
b. Review and acceptance of the Financials – August & September 2020

**Review/Motion**

## VII. OLD BUSINESS

- A. Discussion on planning a board workshop for reviewing the Design Handbook/Landscape Manual.  
B. Wildlife Space - Discussion to add reclaimed water service to space and planting for wildlife.  
Discussion regarding NDOW feedback, discussion regarding winter forage for animals.

**Review/Motion**  
**Review/Motion**  
**Review/Motion**

## V. NEW BUSINESS

- a. Review/approval of common area (Phase 21) turnover from Lifestyle Homes.  
b. Review/approval of legal services amendments with Leach, Kern & Gruchow  
c. Review/approval of management services agreement renewal with EBMC for 2021.  
d. Review/approval of appointing John Stetson to the Design Review Committee.  
e. Review/approval for the revised snow removal proposal from Signature Landscape.  
f. Review/approval for contract addendum (ph 21 turnover) from Signature Landscape.  
g. Action taken outside of meeting.  
1. Approval of the 2021 Operating and Reserve Budget revised. No increase in Assessments for 2021.

**Review/Motion**  
**Review/Motion**  
**Review/Motion**  
**Review/Motion**  
**Review/Motion**  
**Review/Motion**

## VI. NEXT BOARD MEETING DATE

January 19, 2021 Board of Directors Meeting – 7:00 p.m. Location to be determined

VIII. **MEMBER'S FORUM:** *Comments limited to 3-minutes per person. Each unit owner may address the Executive Board. Comments made by each unit owner must be limited to matters impacting the community pursuant to NRS 116.31083(6). Unit owners may request that the substance of their remarks or prepared written remarks be included in the minutes.*

## IX. ADJOURNMENT

X. **EXECUTIVE SESSION**-An Executive Session was held before the Board Meeting to discuss non-compliance issues (hearings, complaints) delinquencies and legal issues. Only Board Members are allowed to attend unless a hearing is scheduled for a specified homeowner.

*The agenda of the meeting of the executive board must comply with the provisions of NRS 116.3108. Unit's owner have the right to: Have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter, speak to the association or executive board, unless the executive board is meeting in executive session. Please address with management company.*