

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, January 19, 2017
Held at: 18705 Village Center Drive, Suite 103

Board Members Present:	Robert Lissner, Jenna O'Neil, Robert Corrado, Vanessa Porter, Rob Poirier
Board Members Absent:	None
EBMC:	BJ Brown, Community Manager, Rebeka Wiggins, Recording Secretary
Other:	None
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Robert Corrado called the meeting to order at 6:00 p.m.

II. MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Delores Atkin (17915 Blue Creek Ct.)

Homeowner asked about the Annual Meeting schedule because it wasn't mailed out this year.

III. MARTIN ROSS SECURITY

Martin Ross was present at this meeting and gave a brief report. With regard to the graffiti, that was reported, he believed that the Sheriff's department does have an idea who is responsible, but he has not received an update. They have been getting some response for the house watch program.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve October 20, 2016

The meeting minutes were reviewed by the Board. There were several corrections noted.

Motion: Robert Corrado made a motion to approve the October 20, 2016 minutes as changed. The motion was seconded by Jena O'Neill and unanimously approved.

IV. FINANCIAL REPORTS

A. Review and Approve Financial Report for September, October & November 2016.

The financial report was reviewed by the Board.

Motion: Robert Corrado made a motion to accept the financial report for September, October & November 2016 as presented. The motion was seconded by Rob Poierer and unanimously approved.

B. Board to approve contract for 2017 Reserve Study.

BJ Brown explained that Woodland Village is due for a new Reserve Study. A proposal was presented by Resource 1. Resource 1 prepared the previous study that was done several years ago.

Motion: Robert Corrado made a motion to accept the proposal as presented by Resource 1 in the amount of \$2,695.00 for a complete Reserve Study. The motion was seconded by Rob Poierer and unanimously approved.

V. NEW BUSINESS

There is no New Business at this time.

VI. OLD BUSINESS

A. Update on mule deer funding and reallocation.

Previously the Board has placed this issue on hold due to the fact that there were some possible projects available for the fund. Additionally, there has been a submission from NDOW for the Sand Hills Guzzler Project. There was some discussion regarding the possibility of a more detailed submission for the project. Bob Lissner suggested that they might request a meeting with NDOW to get some additional information. Bob Lissner suggested a sub-committee to obtain the details for this and any additional projects available. It was determined that a committee had already been created so now the work can begin. Rob Poierer suggested that Don Connor be appointed chairman of the Committee because he seems to have the necessary contacts.

B. Update on clearing areas for Fire Break.

Robert Corrado explained that we are waiting for a confirmation from Washoe County that they will be taking responsibility for clearing the area of their easement. BJ has submitted a work order to the County and we are waiting to see if this work will be completed.

VII. MEMBER'S FORUM – OPEN FORUM

A. Delores Atkins (17915 Blue Creek Ct.)

Homeowner asked why the drainage basins did not drain. Rob Poirier explained that the ditches are not designed to drain, they are designed to hold and perk so they did exactly what they were designed to do.

B. Homeowner

Homeowner asked about the clearing of the sidewalks along Village Parkway.

C. Homeowner

Homeowner asked about clearing the snow around the school bus stops and the sidewalks along Village Parkway. BJ explained that all of the sidewalks belong to the county. BJ explained that they have submitted work orders for many of the sidewalk areas along Village Parkway.

D. Homeowner

Homeowner asked why a full-time maintenance person. Homeowner asked about repairing a street light.

E. Jodi Steen

Homeowner asked about a bush on Georgetown that needs to be trimmed or removed because you can't see around the corner. BJ responded that they have been working on getting these done. BJ agreed to notify the Homeowner that the landscaping is an obstruction. Additionally, the Homeowner wanted to clarify who is responsible for maintaining the parks.

VIII. ADJOURNMENT

Robert Corrado made a motion to adjourn the meeting. It was seconded by Rob Poirier/Jenna O'Neill and unanimously approved / by General Consent. The meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Vanessa Poth
~~Recording Secretary~~
Brad Munkler

Board of Directors
Debra Higgins