



WOODLAND VILLAGE

ANNUAL MEETING OF THE MEMBERS AND BUDGET RATIFICATION MEETING

The purpose of this notice/agenda is to inform the members of the date, time, location and action items of the upcoming scheduled Annual Meeting of the Members. The purpose is to reflect on what has been accomplished during the past year, plans for the future, and to talk about any items that homeowners wish to discuss. Drafted minutes of this meeting will be available to homeowners 30 days after the meeting date.

Date & Time:

WEDNESDAY, OCTOBER 27, 2010, 6:30P.M.

Location:

18705 VILLAGE CENTER DRIVE, SUITE 203, RENO, NV

AGENDA

Please note action may be taken on any item on the agenda

Per NRS 116 (effective 10/1/09) each meeting of the board shall be audio recorded

1. Call to Order, Welcome and Introductions
2. Determination of Quorum
3. Homeowner Comments - The comments are limited to items listed on this agenda. A time limit of 3 minutes has been allotted per owner. No owner can give away their allotted time to expand another owner's time.
4. Minutes
 - a) Approval of the October 28, 2009 Annual Meeting of the Members and Budget Ratification Meeting
5. Financials
 - a) Ratification of the 2011 Budget – Per NRS 116.31151 (3), *Unless, at that meeting a majority of all units' owners or any larger vote specified in the declaration reject the budget, the budget is ratified, whether or not a quorum is present.*
 - b) Review of the 2009 Audited Financials
 - c) Review and accept Muckel Anderson as our audit firm for the 2010 audit
6. Results of the Election for the Board of Directors
7. Reports
 - a) Developer's Report
 - b) Board President's Report
7. Homeowner Comments – Owners have the right to speak to the Board. This period is devoted to comments by units' owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken. Please note that the Board has the authority to limit the time for individual comments. A time limit of 3 minutes has been allotted per owner. No owner can give away their allotted time to expand another owner's time.
8. Adjournment