

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

Thursday, January 17, 2013
Held at: 18705 Village Center Drive, Suite 103

I. CALL MEETING TO ORDER

Fred England called the meeting to order at 5:58 p.m. Board members in attendance were President Fred England, Vice President Robert Sramek, Treasurer Robert Lissner and Director Peter Lissner. Absent was Jenna O'Neil. Also present were twelve (12) homeowners with BJ Brown, Nikki Tanner and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II MEMBER'S FORUM – Agenda Items Only

No Homeowners spoke, no action was taken.

III. SECURITY REPORT

Kevin Moran with ESI Security was present at this meeting and gave a brief report of Security issues throughout the Community. He was happy to announce that the "House Watch" program had 50% more participation this quarter. He also stated that his sister company Shred-It has offered to do a community shred for Woodland Village where they will come out, if the Board agrees and offer free shredding services for Woodland Village residents.

Pandora Gulan with Cold Springs Family Center was present at this meeting and stated that they are celebrating their one year anniversary. They have gotten 20 new members since December. She gave a brief presentation regarding the activities they are planning at the center.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve October 25, 2012 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Robert Sramek made a motion to approve the October 25, 2012 minutes as written. The motion was seconded by Peter Lissner and unanimously approved.

V. FINANCIAL REPORTS

A. Review and Approve Financial Report for September, October & November 2012.

Robert Lissner gave a brief financial report. He asked if there was some issue with water usage because the amount spent was \$12,000 over budget.

Motion: Peter Lissner made a motion to accept the financial report for September, October & November 2012 as presented. The motion was seconded by Robert Sramek and unanimously approved.

VI. NEW BUSINESS

A. Board to review and approve refund in the form of a credit to Homeowner's accounts for the April 2013 Assessment

Fred England explains that last year due to the fact that the Reserve Account is over funded a refund was issued for the 1st Quarter. This year we were unable to get it resolved in time. The Board is entertaining the idea of issuing another refund this year because the Reserve Account is still overfunded based on the Reserve Study.

Motion: Peter Lissner made a motion to approve the refund of the 2nd Quarter Assessment to each Homeowner in the form of issuing a credit to their Assessment accounts. The motion was seconded by Robert Sramek and unanimously approved.

B. Board to review and sign engagement letter for 2012 Audit

Two proposals were presented at this meeting for review by the Board.

Motion: Peter Lissner made a motion to accept the proposal as presented by Kohn Colodny. The motion was seconded by Robert Sramek and unanimously approved with (RL, RS, PL) in favor and (FE) abstained.

C. Board to review and approve contract renewal for security patrol.

The Board reviewed the contract as presented by ESI Security Services.

Motion: Robert Sramek made a motion to accept the proposal as presented by ESI Security Services. The motion was seconded by Peter Lissner and unanimously approved.

D. Board to review and approve contract renewal for Management.

The management contract was reviewed by the Board as presented by Eugene Burger Management Corp.

Motion: Peter Lissner made a motion to accept the contract as presented by Eugene Burger Management Corporation. The motion was seconded by Robert Sramek and unanimously approved.

VII. OLD BUSINESS

A. Update on progress with Mule Deer funds for US 395/Bordertown

Robert Lissner stated that the Association has decided to spend some money to purchase a sign and also to commit some matching money to build some fences. We have made a commitment and now we have to get a commitment from the State of California before anything can be done. He is hopeful that something will be decided before the next meeting.

VIII CORRESPONDENCE

None.

IX 2ND MEMBER'S FORUM

A. John Miller (17710 Pintura Court)

Homeowner asked for introductions from the Board Members.

B. Dave Bander (105 Calistoga Court)

Homeowner wanted to enquire about the status of the store.

C. Janice Miller (17700 Pintura Ct.)

Homeowner was happy to be a part of this Community. She claims that on her walking from her home to The Grill she was picking up trash and could find nowhere to dispose of it. She asked if a trashcan could be placed somewhere.

D. Mila Ferrera (18284 & 18203 Lanceleaf Ct.)

Homeowner wanted to know why Signature Landscapes was not more involved with snow removal.

E. Joan Scolari (17740 Honey Locust)

Homeowner asked about her late fee. She also complained about the landscaping along her pathway. She also claims to have notified the landscaping company of a water leak. Also, she has an issue with people not keeping their dogs on leashes within the Community.

F. Dennis Axelson (18234 LaCasa Ct.)

Homeowner wants to know why there are still people out here removing snow when it is getting warmer and the snow will be melting.

G. Scott Hansen (18161 Cherryleaf Court)

Homeowner stated that he has contacted Nikki with EBMC and he took care of his issues very quickly.

H. Homeowner

Homeowner wanted to see if the Association could hire the Boy Scouts to pick up trash. He also asked about whether or not the Community Center would be installing a pool in the near future.

X. ADJOURNMENT

Fred England adjourned the meeting by General Consent at 7:01 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors