

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING

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

I. CALL MEETING TO ORDER

Fred England called the meeting to order at 6:00 p.m. Board members in attendance were President Fred England, Secretary Jenna O'Neil, Treasurer Robert Lissner and Director Peter Lissner. Bud Varnum who was appointed by the Developer was also present at this meeting. Also present were two (2) homeowners with BJ Brown, Nikki Tanner and Rebeka Wiggins from Eugene Burger Mgmt. Corp.

II MEMBER'S FORUM – Agenda Items Only

A. Pandora Gulan with the Cold Springs Family Center

Pandora gave a brief report regarding the status of the Cold Springs Family Center. She gave everyone information about the Halloween "not so" Fright Night activities that they have planned for the Nevada Day celebration. There was some discussion regarding the drop off and pick up issues with the middle school kids and their parents.

III. SECURITY REPORT

Brad Catmull with ESI Security was present at this meeting and gave a brief report regarding security issues. They are implementing a microchip reader for stray pets to be carried in the patrol cars to assist with identifying the pets so that they can be returned to their owners. Bob Lissner asked how many times would they return a pet prior to notifying Management that there is a problem. Mr. Catmull stated that he believes that it is three times before a citation would be issued by Animal Control. Bob Lissner suggested that specific pets are being returned regularly that Management would begin the process of notifying the Homeowner that their pet needs to be contained. Mr. Catmull asked the Board for direction regarding how they wanted them to handle notifying the Homeowner's that their garage doors have been left open. The consensus was that if it looks like someone is up after 10 p.m. then they could knock on the door and if not just note it and place the house on a watch list or something so the Homeowner can be notified the next day. He also introduced Peter Eastman who has been working at Woodland Village for the past few weeks streamlining staff activities.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve July 18, 2013 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Jenna O'Neil made a motion to approve the July 18, 2013 minutes as written. The motion was seconded by Bud Varnum and unanimously approved.

V. FINANCIAL REPORTS

A. Review and Approve Financial Report for June, July & August 2013.

Bob Lissner gave a brief financial report stating that the Association is running on budget. The Homeowner's are paying better and the accounts receivable has been reduced.

Motion: Bob Lissner made a motion to accept the financial report for June, July & August 2013 as presented. The motion was seconded by Jenna O'Neil and unanimously approved.

B. Board to review and sign election to file tax return.

Fred England explained the tax filing options to the Board. He stated that in the past we have filed using the 1120H and that is what the CPA is recommending for 2013 as well.

Motion: Fred England made a motion to instruct the CPA to file the Association's 2013 Tax Return using form 1120H. The motion was seconded by Bob Lissner and unanimously approved.

VI. NEW BUSINESS

A. Board to review and approve budget for 2014.

The Board reviewed the pro-forma budget for 2014. Bob Lissner stated that he believes that we are still overfunded in the Reserve Account by 40%. We will be doing a new reserve study for 2014 and if it shows that we are in the same condition he will again propose a (one) assessment forgiveness for the Homeowners again this year.

Motion: Peter Lissner made a motion to approve the 2014 Pro-Forma Budget as presented. The motion was seconded by Jenna O'Neil and unanimously approved.

B. Board to review and approve 2012 audit.

The Board reviewed the 2012 Audit as presented by Kohn Colodny CPA's. Management was instructed to investigate with Gayle Kern to determine if the current municipal bonds are in compliance with the NRS requirements.

Motion: Bob Lissner made a motion to accept the 2012 Audit as presented by Kohn Colodny CPA's. The motion was seconded by Fred England and unanimously approved.

C. Board to approve new collection policy.

Mr. England explained that the proposed collection policy was created in order to conform to the new NRS regulations. BJ Brown explained that every Homeowner must be provided with a copy of the current collection policy which specifies the exact amounts that the Homeowner will be charged in the event that they become delinquent. Management was instructed to email a copy of the documents that are being sent to the Homeowners with the delinquency notices.

Motion: Peter Lissner made a motion to adopt the Collection Policy as presented. The motion was seconded by Bud Varnum and unanimously approved.

D. Board to review and approve proposal for new reserve study.

Fred England explained that the Association is due for the full Reserve Study for 2014. He explained that Resource I has been taking care of this for the past few years and they are very familiar with this Community.

Motion: Peter Lissner made a motion to accept the proposal from Resource I to complete a full Reserve Study for 2014. The motion was seconded by Bob Lissner and unanimously approved.

E. Board to review and approve donation to CSFC for Halloween.

The Cold Springs Family Center has asked for a donation for their Halloween activities from Woodland Village. Bob Lissner stated that Lifestyle Homes continues to support the Family Center for the residents of Cold Springs.

Motion: Fred England made a motion to approve the donation to The Cold Springs Family Center for \$250.00. The motion was seconded by Jenna O'Neil and unanimously approved with (FE, JO, BV) in favor and (BL, PL) abstained.

VII. OLD BUSINESS

There is no Old Business at this time.

VIII CORRESPONDENCE

None.

IX 2ND MEMBERS FORUM

A. Homeowner

Homeowner was concerned a about vandalism. He wants to send a notice with the quarterly statement to inform the Homeowner's about the vandalism within the community. Fred England suggested that possibly something can be placed in the annual mailing.

B. Scott Hansen (18161 Cherryleaf Ct.)

He was concerned about the verbiage of the notice and the tone. He also asked about the Neighborhood Watch program. He also stated that he has sent notices to Management regarding fencing and some of the work had been completed but there is still some that needs some work. He also noticed the split rail fencing in broken. Peter Lissner stated that the split rail that he is referring to is the Developer's responsibility and he will get it taken care of.

C. Mila Ferreira (18303,18284 Lanceleaf)

Homeowner complained about the speeding on Village Parkway.

X. ADJOURNMENT

Fred England adjourned the meeting by General Consent at 7:04 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors