

WOODLAND VILLAGE HOMEOWNERS ASSOCIATION, INC

BOARD OF DIRECTORS MEETING

Thursday, October 22, 2015

Held at: 18705 Village Center Drive, Suite 103

Board Members Present:	Robert Lissner, Jenna O'Neil, Fred England, Peter Lissner, Robert Corrado
Board Members Absent:	Fred England
EBMC:	BJ Brown & Nikki Tanner, Community Managers Rebeka Wiggins, Recording Secretary
Other:	None.
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

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

II MEMBER'S FORUM – Agenda Items Only

1. Homeowner

Homeowner presented crime statistics from the Neighborhood Watch. She stated that we have around 10 crimes reported monthly, but for June, July and August it was way up. The increase was due to one individual who was apprehended.

2. Homeowner

Homeowner asked if the person who was breaking the split rail was ever apprehended. BJ explained that she had requested addresses for the suspect but has never received that information.

III. CSFC REPORT & SECURITY REPORT

BJ stated that we have a check for the Halloween party. Robert Lissner stated that they are having the building painted and they are adding some mirrors and doors to the center. Robert explained that Lifestyle Homes foundation does not charge rent for the building, but they have been making money. Peter Lissner stated that the "weeds" are not actually weeds they are wild grasses that were actually planted. They have been doing some grooming on the areas, but they do need to be there to reduce the dust.

Dave with ESI Security was present at this meeting and presented a brief report. One Homeowner asked if ESI Security had any refrigerator magnets that can be given out. Management was instructed to check into the costs associate with having magnets made.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

1. Review and Approve July 23, 2015 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Jenna O'Neil made a motion to approve the July 23, 2015 minutes as written. The motion was seconded by Peter Lissner and unanimously approved.

V. FINANCIAL REPORTS

1. Review and Approve Financial Report for June, July & August 2015.

The financial report was reviewed by the Board.

Motion: Robert Lissner made a motion to accept the financial report for June, July & August 2015 as presented. The motion was seconded by Jenna O'Neil and unanimously approved.

2. Board to approve 2016 Budget.

BJ Brown explained that she and Fred had worked on the 2016 Budget and even with the increase in the Reserve contribution, the dues will remain the same.

Motion: Peter Lissner made a motion to approve the 2016 Proposed Budget as presented. The motion was seconded by Robert Corrado and unanimously approved.

3. Board to approve 1120H Form and CPA for 2015 Audit.

BJ Brown explained that Beth Kohn with Kohn and Company CPA's has been preparing the Audit and Tax Returns for the Association for the past two years.

Motion: Jenna O'Neil made a motion to approve the proposal as presented by Kohn and Company CPA's and to approve the use of form 1120H for the filing of the 2015 Tax Return and for the preparation of the 2015 Audit and Tax Return. The motion was seconded by Peter Lissner and unanimously approved.

VI. NEW BUSINESS

None.

VII. OLD BUSINESS

1. Update on mule deer fund reallocation/CC&R Amendment – Board to extend deadline.

Robert Lissner asked if there had been any additional interest in using the funds that have been allocated for the Mule Deer fund. The ballots have been going out and we still do not have enough votes to make the resolution at this point, but we will continue to work on amending the CC&R's to exclude the fund.

VIII 2ND MEMBER'S FORUM

1. Mila

Homeowner asked about the street signs markers along the path. BJ explained that we were waiting to get the asphalt completed.

2. Doris

Homeowner asked about the light poles. Many of them really need to be painted.

3. Homeowner

Homeowner commented on some of the lawn areas that are being watered daily. He was instructed to contact Management.

4. Homeowner

Homeowner asked about the cameras that have been installed in some of the parks.

5. Doris

Homeowner stated that she noticed Signature Landscaping working in the ditches and she wanted to know why. BJ explained that they are working on weed removal and erosion issues.

IX. ADJOURNMENT

Robert Lissner adjourned the meeting by General Consent at 6:32 p.m.

Respectfully Submitted,



Recording Secretary



Board of Directors