

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, September 15, 2020
Held at: Online via gotomeeting.com

Board Members Present:	Bob Corrado, Mark Wilson, Greg Johnson
Board Members Absent:	Katie Bouchard, Bob Lissner
EBMC:	Holly Bullock, Community Manager, Rebeka Whatley, Recording Secretary
Other:	None
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Robert Corrado called the meeting to order at 7:05 p.m.

II. MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Derek (18359 Panda Bear Court)

Homeowner expressed concerns about the potential health effects that may arise from the cell tower. He is also concerned that future buyers may not be interested when they see the cell tower. He believes there is a better place to put the tower that is not next to the school.

B. Gercy Williams

Homeowner wanted to make sure that the Board received copies of her email. She does not believe that the location for the cell tower is appropriate.

C. Rebecca Marco (Panda Bear Ct)

Homeowner believes that the cell tower would not be consistent with the rules that Homeowner's are expected to follow. Also, the Board should respect the CC&R's for the Community. She is also concerned about her particular health issues.

D. Gercy Williams

Homeowner also asked about an email that she sent last year regarding the N and S side of Kodiak Bear Drive. She claims that there are some shrubs that need to be replaced. Holly explained that they are addressing the issue with Signature Landscapes and are hoping to replace many of the plants, trees and shrubs throughout the Community.

E. Homeowner (17675 Frost Peak Ct)

Homeowner was against the cell tower going into the Community. She is mainly concerned about the potential health risks to her autistic daughter.

F. Steven Gibbs

Homeowner asked if phase 21 has been turned over to the HOA. He is concerned about a drainage/erosion issue.

G. Homeowner (18629 Crystal Peak Ct.)

Homeowner was also concerned about the health risks of the installation of a cell tower.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve July 21, 2020 meeting minutes.

The meeting minutes were reviewed by the Board there was one correction noted, under New Business, C. Meridian Construction was misspelled.

Motion: Mark Wilson made a motion to approve the July 21, 2020 minutes as amended. The motion was seconded by Greg Johnson and unanimously approved.

IV. REPORTS

A. Signature Landscape Report

Robert Gamboa stated that they have been working on the pruning and weeding and should be done within the next couple of weeks. He added that the fires are delaying some orders, but orders have been being filled. He was not overly concerned about being able to get the plants and trees for any upcoming projects. Mark asked about the diseased trees. Holly explained that she is waiting for a call back from the arborist. Mark Wilson also recommended that we watch the trees that where the roots were removed to repair the concrete. He also recommended that steel plates be installed rather than removing the roots.

B. Martin Ross Patrol Report

Arlin with Martin Ross gave a brief report regarding service calls over the past few months.

C. Maintenance Report

Robert has been working on lights and split rail repairs and graffiti. He has been working on the water settings on the trees to provide more water. Still working with contractor to get a start date for staining.

D. Manager's Report

They are working on getting notices out to Homeowners who haven't picked up their stain. She also wants to see if the Board might agree to extend the completion date for a few weeks due to the extremely poor air quality that we have been experiencing. She added that the Board solicitation letters have will be going out so she wanted to encourage all Homeowners to apply. The Board was in agreement with granting an extension.

E. Review Status Litigation/Pending Legal Action

Holly stated that the Board has been working on a particular case and we are awaiting a resolution from legal counsel.

V. FINANCIAL REPORTS

A. Treasurer's Report

Rebeka Wiggins gave a brief financial report.

B. Review and Accept Financial Report for June & July 2020.

The financial report was reviewed by the Board.

Motion: Bob Corrado made a motion to accept the financial report for June & July 2020 as presented. The motion was seconded by Mark Wilson and unanimously approved.

VI. OLD BUSINESS

A. Discussion on planning a board workshop for reviewing the Design Handbook/Landscape Manual.

Greg Johnson explained that they are still working on getting a workshop together to discuss potential revisions. They are making incremental progress and will keep working on it.

B. Wildlife Space – Discussion to add reclaimed water service to space and planting for wildlife. Discussion regarding NDOW feedback, discussion regarding winter forage for animals.

Mark Wilson stated that he has been in contact with Shawn Espinoza at NDOW. He is supposed to be in contact with Mark tomorrow. They are also working on some options for reseeding. These would both be good projects for the Mule Deer fund.

C. Cell Tower variance request for Board Approval. (Located on Family Center grounds.)

Bob Corrado explained that this issue was originally discussed in the July meeting. We had a presentation by Buzz last week. We have had an ongoing email exchange where Homeowner's have sent in questions and Buzz has answered them and it has been sent out in an email blast to the Homeowner's. Mark Wilson added that he has taken this seriously and read each and every email. Bob Lissner intended to recuse himself from this vote.

Action: Greg Johnson stated that he has researched this issue fully and has taken all of the Homeowner concerns into account.

Motion: Bob Corrado made a motion to grant the requested variance for the cell phone tower to be installed at the family center. The motion was seconded by Greg Johnson and approved with (BC, GJ) in favor and (MW) against.

VII. NEW BUSINESS

A. Review/Approval of resignation from Board Member Katie Bouchard.

Katie Bouchard has submitted her resignation from the Board of Directors citing her work responsibilities as being her reasoning for her decision.

Motion: Bob Corrado made a motion to accept the resignation as submitted by Katie Bouchard from the Board of Directors. The motion was seconded by Mark Wilson and unanimously approved.

B. Review/Approval for appointment of Derek Schoepf to the Board for term to next election of owners.

It was determined that this appointment was not be necessary due to the close proximity of the Annual Meeting and Election of officers.

C. Review/approval of resignation from Terry Rucker from the Design Review Committee.

Terry Rucker has submitted her resignation from the Design Review Committee citing personal obligations as her reasoning.

Holly added that if there are any Homeowners interested in serving on the design committee. We welcome you, just send her an email.

Motion: Bob Corrado made a motion to accept the resignation of Terry Rucker from the Design Review Committee. The motion was seconded by Greg Johnson and unanimously approved.

Bob Lissner signed in at 8:09 p.m.

D. Review/approval for the 2021 Operating and Reserve Budgets with possible increase.

The Board determined that further research is necessary to approve the Budget. They have agreed to schedule a workshop to discuss the budget further.

Motion: Bob Corrado made a motion to postpone this item, schedule a workshop to approve the 2021 Operating and Reserve Budgets to be ratified at the November Board Meeting. The motion was seconded by Greg Johnson and unanimously approved.

E. Review/approval for the 2020 Audit and taxes proposal from Jackson & Jackson, CPA.

The Board reviewed the proposal as presented by Jackson & Jackson, CPA for the 2020 Audit and Tax Return.

Motion: Greg Johnson made a motion to accept the proposal as presented by Jackson and Jackson CPA in the amount of \$4,500 to prepare the 2020 Audit and tax return. The motion was seconded by Bob Corrado and unanimously approved.

F. Review/approval for the snow removal services proposal from Signature Landscape.

Bob Corrado explained that between he and Robert, they have been able to keep the snow removal costs down. Robert is on site bright and early and between the two of them, they decide whether or not to call for snow removal.

Motion: Bob Corrado made a motion to reject the proposal and submit their own terms to Signature to hopefully come up with an agreement we can all live with. The motion was seconded by Mark Wilson and unanimously approved.

G. Review/approval for additional planting projects from Signature Landscape.

Holly explained that she is still waiting on proposals for the additional planting projects. She should have them by the next Board meeting.

H. Review/approval for the tree trimming proposal to be done for clearance requirements.

This matter was postponed until the November Board meeting.

I. Action taken outside of meeting. At this time, no actions taken.

None at this time.

VIII. NEXT BOARD MEETING DATE

November 17, 2020 Board of Directors Meeting – 5:00 p.m. to be followed by the Annual Membership Meeting at 7:00 p.m.

IX. MEMBER'S FORUM – OPEN FORUM

A. Louise

White Lake is down. Greg Johnson explained that Woodland Village has nothing to do with the water levels in White Lake. We do not drain into or out of it. She also asked if anyone owns White Lake. Bob Lissner stated that yes, Lifestyle Homes owns most of it, and they would sell it for about a \$1 if someone wanted to make a recreation area out of it.

B. Delores Adkins

Homeowner asked about the puddle of water by the school. Bob Corrado stated that they are working with the School District on this matter.

X. ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Mark Wilson and unanimously approved. The meeting adjourned at 8:40 p.m.

Respectfully Submitted,

Rebeka Whatley, Recording Secretary

Rebeka Wiggins, Recording Secretary



Board of Directors