

**WOODLAND VILLAGE**  
**BOARD OF DIRECTORS MEETING MINUTES**  
Tuesday, January 26, 2021  
Held via Zoom

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<b>Board Members Present:</b>	<b>Bob Corrado, Robert Lissner, Rebecca Marko</b>
<b>Board Members Absent:</b>	<b>Mark Wilson, Greg Johnson</b>
<b>EBMC:</b>	<b>Don Soucy, Community Manager, Rebeka Whatley, Recording Secretary</b>
<b>Other:</b>	<b>None</b>
<b>Homeowners Present:</b>	<b>List on File with Management</b>

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**I. CALL MEETING TO ORDER**

Robert Corrado called the meeting to order at 6:06 p.m.

**II. MEMBER'S FORUM: AGENDA ITEMS ONLY**

**A. Robin Kunce**

Homeowner stated that she noticed an abandoned vehicle. She did not know who owned the property where the vehicle was located, but she would be happy to make the phone calls if someone would tell her how. Bob Lissner explained that she could look up the owner on the Assessors website and if she would provide the information he would be glad to make some phone calls. Bob Corrado added that you can make a complained online as well. Don Soucy added that he noticed the Sheriff's were checking out the vehicle this morning so he thinks they are aware. Not to discourage her from reporting it.

**B. Donna**

Homeowner stated that this is her first meeting, and she wants to see if there is any way to show some leniency for those who are moving in and have trailers on their property. She had asked that the notice be removed from her file, but they Management company was not willing to remove the notice from her record. She just didn't feel that the notice was very welcoming to her when she and her husband were moving in.

**C. Jim Wilson**

Homeowner asked if there were more homeowners present when the meeting were being held in person. Homeowner believes that homeowners should be offered an incentive to attend the Board Meetings.

**D. Robin Kunce**

Homeowner stated that she responded to a posting on the Cold Springs Facebook page that was derogatory against the HOA.

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

**A. Review and Approve November 17, 2020**

The meeting minutes were reviewed by the Board.

Motion: Bob Lissner made a motion to approve the November 17, 2020 minutes as presented.. The motion was seconded by Beck Marko and unanimously approved.

**IV. REPORTS**

**A. Signature Landscape Report**

Don Soucy gave a brief report that was submitted by Brightview.

**B. Martin Ross Patrol Report**

Don Soucy gave a brief report that was submitted by Martin Ross.

**C. Maintenance Report**

Since January 1, we have had 31 work orders opened and closed. Bob Corrado stated that Robert repaired the fence that was hit by a car and he repaired the lights on Briar.

**D. Manager's Report**

Don Soucy stated that he wants to report that he is working on wrapping his head around all things Woodland Village. He is happy to be the Manager and will continue to familiarize himself with the Community.

**E. Review Status Litigation/Pending Legal Action**

Bob Corrado stated that he is not aware of any remaining unsettled litigation at this time.

## V. FINANCIAL REPORTS

### A. Treasurer's Report

Bob Lissner stated that the financial report that was presented was incomplete and he would recommend that they not be accepted at this time.

### B. Review and Acceptance of the Financial Report for October & November 2020.

No action was taken on this item.

## VI. OLD BUSINESS

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

Greg Johnson was not present at this meeting so this item will be postponed until the next Board meeting.

### B. Wildlife Space – Discussion to add reclaimed water service to space and planting for wildlife.

Bob Lissner stated that the sewer plant is sometimes looking for a way to get rid of some of the reclaimed water that is good for irrigation, not good for consumption. We have some space that could benefit from the project, and this is being bounced around. He does not know if the wildlife will come down to drink and/or eat, but we are looking into it.

### C. NDOW

Bob stated that NDOW has pretty much shut down due to Covid restrictions so all projects are on hold. They are trying to do something to benefit the deer in the areas that were burned last summer but for now there is nothing going on.

### D. Review/approval of legal services amendments with Leach, Kern & Grutchow.

Bob Corrado stated that he is not sure if there is any other firms that specialize in HOA law. Don stated that he is aware of a few firms that he has worked with, and he would be happy to obtain some proposals for legal services.

Motion: Bob Lissner made a motion to approve this amendment as presented subject to the outcome of tomorrow's meeting with legal counsel. The motion was seconded by Bob Corrado and unanimously approved.

### E. Review/approval of management services agreement renewal with EBMC for 2021.

The management agreement was presented for review at this meeting. There was some discussion regarding the costs associated with copies. The Board reviewed several proposals with service changes, it was determined that there was some potential to utilize current staff for some compliance issues and continue at current service levels with the base fee increase.

Motion: Bob Lissner made a motion to accept the proposals as presented by Eugene Burger Management for 2021. The motion was seconded by Bob Corrado and unanimously approved.

### F. Review/approval for contract addendum (Ph 21 turnover) from Signature Landscape.

The Board had previously reviewed the Addendum to the Professional Landscape Maintenance Program as presented by Signature Landscape. Bob Corrado stated that he has been more satisfied with Signature since Robert Gamboa took over the account.

Motion: Beck Marko made a motion to accept the contract addendum as presented by Signature Landscape for the Phase 21 turnover. The motion was seconded by Bob Lissner and unanimously approved.

## VII. NEW BUSINESS

### A. Proposal from Signature for bark beetle treatment.

Bob Corrado explained that this is not exactly what he had asked them to submit. We have some bark beetles that he believes needs to be addressed before considering this Deep Root Systemic Treatment and Fertilization. He is really looking for a more focused treatment plan for the trees that actually have bark beetles. Bob Corrado believes that he did previously receive a proposal for just the bark beetles, and he asked if Don might be able to look into revisiting that proposal.

### B. Review/approval of grant of easement at school.

The Board reviewed the Grant of Access Easement, Bob Corrado explained that the document basically gives Woodland Village permission to access the property to maintain the fencing that belongs to Woodland Village. Bob Lissner added that all other maintenance in the area will be the responsibility of the Washoe County School District.

Motion: Beck Marko made a motion to accept the Maintenance Access Easement as presented. The motion was seconded by Bob Corrado and unanimously approved.

## VIII. NEXT BOARD MEETING

March 16, 2021 – Board of Directors Meeting – 6:00 p.m. Location to be determined.

**IX MEMBER'S FORUM – OPEN FORUM**

**A. Louise Soufront**

Homeowner asked on what schedule the newsletter will be coming out. She would like to see an article about the bark beetles in the next newsletter. Don Soucy said he would be happy to look into it, he believes they go out in the statements. She believes the Homeowners should be kept aware in case they find the beetles in their personal trees. Bob Lissner stated that the newsletter should contain items of specific importance to Woodland Village. Don Soucy also suggested that perhaps a committee could work on the Newsletter and send it out quarterly. Beck volunteered for the Committee.

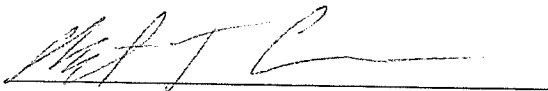
**X. ADJOURNMENT**

Bob Corrado made a motion to adjourn the meeting. It was seconded by Beck Marko and unanimously approved. The motion was unanimously approved / by General Consent. The meeting adjourned at 7:35 p.m.

Respectfully Submitted,

*Rebeka Whatley, Recording Secretary*

Rebeka Wiggins, Recording Secretary



Board of Directors