

**WOODLAND VILLAGE  
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, March 16, 2021  
Held via Zoom

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<b>Board Members Present:</b>	<b>Bob Corrado, Robert Lissner, Mark Wilson, Rebecca Marko</b>
<b>Board Members Absent:</b>	<b>Greg Johnson</b>
<b>EBMC:</b>	<b>Don Soucy, Community Manager, Rebeka Whatley, Recording Secretary</b>
<b>Other:</b>	<b>Arlen with Martin Ross Security</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 6:01 p.m.

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

A. There were no Homeowner comments during this section of the meeting.

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

**A. Review and Approve January 26, 2021**

The meeting minutes were reviewed by the Board.

Motion: Robert Lissner made a motion to approve the January 26, 2021 minutes as written. The motion was seconded by Rebecca Marko and unanimously approved.

**IV. REPORTS**

**A. Signature/Brightview Landscape Report**

A brief report was presented by Don Soucy.

Bob Lissner asked how everyone was feeling how Brightview is doing this year. Beck Marko explained that she has been pretty impressed, they seem to be doing a pretty good job. Bob Corrado stated that they have been doing pre-emergent, and aeration and that they will be getting started on the backflow valves soon, they won't turn on the water until they are sure there will not be another hard freeze.

**B. Martin Ross Patrol Report**

There have been 5 incidents in the last two months. Maintenance has been kept up to date with lights out. Things are going smooth for now, but we are now in Spring Break so we will see. Bob Corrado asked about the bike patrols. Arlen said yes that is the goal for this summer but the Board will have to make some decisions before we get there.

**C. Maintenance Report**

Robert has been working on a split rail repair because it was hit by a vehicle. He has also been working on installing a rock barrier to keep the rock in place. Don said Robert has been staying really busy with lights. Beck says she is really appreciating Robert because he has been doing a great job. Bob Corrado also thanked Lifestyle Homes for providing some material and a tractor to make this repair happen quickly.

**D. Manager's Report**

Don Soucy says he has been busy managing the Board's affairs. They had a meeting with the school district for regarding the trees and flashing lights to keep the kids safe. There is one tree on Briar that will have to be removed, but they will replace it with a 4" caliper tree to be placed where we decide. He is working with Robert Gamboa to determine the best place to put the tree. He thinks there may be a total of three trees that were removed that will be replaced.

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

Don stated there is one mediation event that they will be attending, but that is all that is currently pending.

**V. FINANCIAL REPORTS**

**A. Treasurer's Report**

Bob Lissner stated that we have a little over \$1,000,000 in the bank. We had a minor profit of about \$55,000 but he believes that most of that should likely be offset by bad debt. He was concerned about the very high copy costs. He asked management to please look into cutting these costs considerably.

**B. Review and Accept the Financial Report for October, November & December 2020.**

The financial report was reviewed by the Board.

Motion: Bob Lissner made a motion to accept the financial report for October, November & December 2020 as presented. The motion was seconded by Bob Corrado and unanimously approved.

**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 and there was no update provided. Don Soucy was instructed to help facilitate getting a meeting together so the Board can begin this process.

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

Bob Lissner explained that there are still a couple of proposals floating around regarding the reclaimed water being used to assist this cause. He believes it would be very expensive to add trees in the village to improve the appearance, there is no specific proposal on the table, but it would require an assessment. He added that they have been talking about planting some trees on the far end of Village Parkway, about a ½ acre, with the parks department. Lifestyle Homes is going to pay for it, but that is definitely in the works to get some more shaded areas around the village.

**C. Discussion regarding NDOW feedback, discussion regarding winter forage for animals.**

Mark stated that they have been kind of shut down, but he is going to start working with them again next week to get some fires lit. They are starting to lift their Covid restrictions.

**D. Proposal from Signature/Brightview for bark beetle treatment.**

Mark asked Bob to stop by Rail City to fill out the form to get an estimate regarding the bark beetle infestation. The Board agreed that it would be a good idea to get a 2<sup>nd</sup> opinion regarding the Bark Beetles.

**VII. NEW BUSINESS**

**A. Tree/plant replacement proposal.**

Bob Corrado explained that this proposal has already been approved, but they were just waiting for Spring. Don Soucy agreed to look for it.

**B. Kern legal order of events.**

The Board reviewed the letter that was submitted by Gayle Kern's office to explain the order of events that would outline the processes and timelines for the Board of Directors and their enforcement issues. The Board asked if this document can be put on the website and the portal. Beck had some slight tweaks she wants to propose for the website to make it more user friendly. The rest of the Board Members welcomed her input. Bob Lissner said he liked the document because it explains the process well, without being threatening, but giving them information that they need to understand based on NRS.

**VIII. NEXT BOARD MEETING DATE**

May 18, 2021 – Board of Directors Meeting – 6:00 p.m. Location to be determined.

**IX. MEMBER'S FORUM – OPEN FORUM**

**A. Shonn Sasser**

Homeowner asked for fence boards. He was directed to let Don know and Robert will bring them. Homeowner also asked about some extra fence stain for his fencing. He was directed to go to Reno Paint Mart, they will sell it for the same price as Woodland Village gets.

**B. Jon Michaelonis**

Homeowner has three comments he was asking about landscaping enforcement. He says that a few lots have less than acceptable landscaping in their front yards. His next comment is that he is at the end of Huckleberry Court and the fences do not seem to be covered properly. His third comment is that he absolutely hates his landscaping. He wants a referral to find out if there is anyone he can talk to regarding plants that will do well in this climate. Rebeca Marko offered to help him.

**C. Ron Johnson**

Homeowner wanted to thank the Board for what they do. He asked about the Reserve Study that is posted on the website. The Study is from 2009 and he is sure there has been another one done since then.

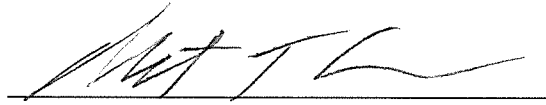
**X. ADJOURNMENT**

Bob Corrado made a motion to adjourn the meeting. It was seconded by Mark Wilson and unanimously approved. The meeting adjourned at 7:11 p.m.

Respectfully Submitted,

*Rebeka Whatley, Recording Secretary*

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Board of Directors