

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, May 18, 2021
Held via Zoom

Board Members Present:	Bob Corrado, Robert Lissner, Rebecca Marko, Greg Johnson
Board Members Absent:	Mark Wilson
EBMC:	Don Soucy, Community Manager, Rebeka Whatley, Recording Secretary
Other:	Several representatives from Washoe County School District Arlen w/Martin Ross
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Robert Corrado called the meeting to order at 6:04 p.m. Bob Corrado explained that they would jump ahead to the item on the agenda whereas they are discussing adding a 4-Way stop installation.

II MEMBER'S FORUM: AGENDA ITEMS ONLY

There was no Homeowner discussion during this portion of the meeting.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve March 16, 2021

The meeting minutes were reviewed by the Board.

Motion: Bob Corrado made a motion to approve the March 16, 2021 minutes as written. The motion was seconded by Rebecca Marko and unanimously approved.

IV. REPORTS

A. Signature/Brightview Landscape Report

Don Soucy presented the report that was submitted by Robert Gamboa with Brightview. Rebecca Marko added that she believes this is the best Spring she has seen since she moved to WV. She doesn't know if it's the pre-emergent that they are using this year or not, but it definitely is an improvement. There was some discussion about dead plants, trees and bushes.

B. Martin Ross Patrol Report

Arlen with Martin Ross was present at this meeting and gave a brief report. Bob Lissner asked if they might have any thoughts regarding the traffic issues previously discussed with Washoe County.

C. Maintenance Report

Bob Corrado stated that Robert has installed some new dog stations and has been working on fencing and lights and painted the red curbing along Village Center Dr. Bob Corrado added that the costs for fence boards have increased significantly this year.

D. Manager's Report

Don stated that he has been working on the stain projects, dealing with the school issues, keeping everything up, and running. Bob Lissner asked if Robert might be willing to respond to a Homeowner who might be having an issue with snakes. Don added that they have scheduled stain day for May 22 so Homeowner's can come pick up their stain at Village Center.

E. Review Status Litigation/Pending Legal Action

Don Soucy reported that they have nothing pending at this time.

V. FINANCIAL REPORTS

A. Treasurer's Report

Bob Lissner apologized that he has had nothing really to report, but he will review and touch bases if he finds anything out of the ordinary and submit his report to the Board.

B. Review and Accept the Financial Report for January-March 2021.

The Board reviewed the financial report.

Motion: Bob Corrado made a motion to accept the financial report for January-March 2021 as presented. The motion was seconded by Greg Johnson and unanimously approved.

VI. OLD BUSINESS

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

Bob Corrado explained that this has been an ongoing issue, but it has been difficult through the past year with COVID. Greg Johnson has been working on this and has made some progress and has reached out to Rebecca Marko for help. He said that he should have something to present at the July Board Meeting.

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

Bob explained that they were looking at creating a small forested space on the west end of the property near the sewage treatment plant and using reclaimed water to maintain the area. Bob L. explained that the water used for the area, will be pretty close to free, but there are costs for the project to get the water to the area and the plants/planting. Bob believes that it is really going to take someone to take on this project to get the ball rolling. Rebecca had some ideas for the project. Bob L. asked Rebecca to reach out to N. Valley's High School to see if they have any agricultural students that might want to get involved. Bob C. asked if there were any prospects for using the reclaimed water down Village Parkway for landscaping.

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

Bob C. explained that Mark is not at the meeting, and he has nothing personally to report.

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

Don stated that he has not actually received a proposal from Brightview.

VII. NEW BUSINESS

A. New school 4 way stop sign discussion.

Theresa Golden with Washoe County was present at this meeting to discuss this item. The issue being discussed is concerning the intersection on Briar and New Forest. The issue is that the County has denied the School Districts petition to create the 4-Way stop. They do still feel that this addition of two stop signs is imperative for student safety and to keep traffic moving through the area. MJ Cloud stated that she does feel there are some issues in the area with regard to visibility and Washoe County is moving the flashing school zone sign and adding an arm to increase visibility. Adam Searcy added that their primary objective is to insure safety for their students and all pedestrians that will frequent the school. The stop signs will not be added at this time, but may really be necessary in the future. The representative from the School District explained that they are installing exactly what they are permitted to install and if Woodland Village feels at some point, then it will up to them to take it further.

Motion: Bob Corrado made a motion to support the School District in creating a full 4-way stop or adding some form of controlled stop at the intersection of Briar and New Forest. The motion was seconded by Rebecca Marko and unanimously approved.

B. Padovan asphalt survey.

Bob C. explained that each year we engage Padovan to inspect our asphalt surfaces to determine what needs to be done to keep these surfaces in good shape. The cost for this report is \$2,400. This will include his obtaining of the proposals and managing the selected contractor until the project is complete.

Motion: Bob Lissner made a motion to accept the proposal as presented by Padovan. The motion was seconded by Bob Corrado and unanimously approved.

C. Kern Legal order of events.

The report was reviewed by the Board.

D. Approved paint color list.

Bob Corrado explained that we have had some submissions for paint colors and it has come down to more of a personal opinion method for approvals. He has had Reno Paint Mart come up with an "Exterior Color Schemes" book for Woodland Village. He has recommended that the Board Members/Homeowners take a look at the "in-color" version and the document will be uploaded to the website. Bob added that they have included some of the colors from Kelly Moore and added the ones that have been done in some of the new phases, but the package is a work in progress. He also added that it might be okay to leave a copy at the Lifestyle sales office for as long as it is still there. Once the document is finalized, several copies can be provided. Management was instructed to get this document published to the website so we can get this rolling.

Motion: Bob Lissner made a motion to publish the "Exterior Color Schemes" to the website by June 15, 2021. The motion was seconded by Rebecca Marko and unanimously approved.

E. Web site discussion.

Bob Corrado stated that the website is a bit of a mess and needs to be updated. Rebecca Marko explained that the document section could be more evident. Basically it needs to be simplified. She also believes that the website could include some type of community forum as well. Don Soucy stated that he was part of a demonstration this morning and he believes that this new web product could be extremely beneficial to Woodland Village and he will work on getting the information to the Board to once he

has more information. Bob Corrado requested that Don continue to pursue and he would like to see something presented at the July Board Meeting.

VIII. NEXT BOARD MEETING DATE

July 20, 2021 – 6:00 p.m. Location to be determined.

IX. MEMBER'S FORUM – OPEN FORUM

A. Delores Atkins

Homeowner stated that she was glad that Washoe County is moving the signage for the 15 mile an hour zone because she believed it was in the wrong place. She also asked if the Board could get Washoe County to add a crosswalk on the street between Sweet Gum and New Forest. She stated that there have been 3 accidents and a child was hit. Bob Lissner stated that Lifestyle Homes has offered to install 5 flashers throughout the community, he believes that the Board should get involved with deciding where they should go.

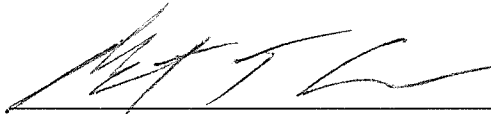
X. ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Rebecca Marko and unanimously approved. The meeting adjourned at 7:51 p.m.

Respectfully Submitted,

Rebeka Whatley, Recording Secretary

Rebeka Whatley, Recording Secretary



Board of Directors