

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, July 20, 2021
Held via Zoom.com

Board Members Present:	Bob Corrado, Robert Lissner, Mark Wilson, Greg Johnson, Rebecca Marko
Board Members Absent:	None
EBMC:	Lesley Zepeda, 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 6:03 p.m.

II. MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Robin Kunce

Homeowner stated that she was glad the Washoe County did install the 4-Way stop at New Forest.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve May 18, 2021

The meeting minutes were reviewed by the Board.

Motion: Bob Corrado made a motion to approve the May 18, 2021 minutes as written. The motion was seconded by Mark Wilson and unanimously approved.

IV. REPORTS

A. Signature/Brightview Landscape Report

Bob Corrado stated that we are having a resurgence of weeds and we have been overwhelmed with irrigation problems. Robert had to replace the valve at Rockland and Vineyard. They have been doing some planting.

B. Martin Ross Patrol Report

Bob Corrado explained that we are working with Martin Ross to get a new contract which included un-armed guards. We are also looking at getting proposals from other security companies to see if we can continue with the existing level of service.

C. Maintenance Report

Staff has been working very hard rebuilding backflow valves and other irrigation issues as well as repairing split rail fencing and dog stations etc.

D. Manager's Report

Nothing to report at this time.

E. Review Status Litigation/Pending Legal Action

Nothing to report at this time.

V. FINANCIAL REPORTS

A. Treasurer's Report

Bob Lissner stated that the report at this time shows that we are about \$100K ahead as we will always be at this time of the year because several of our annual expenses have not yet been posted.

B. Review and Accept the Financial Report for April & May 2021.

The financial report was reviewed by the Board.

Motion: Bob Lissner made a motion to accept the financial report for April and May 2021 as presented. The motion was seconded by Rebecca Marko and unanimously approved.

VI. OLD BUSINESS

A. Discussion on design handbook/Landscaping manual update.

Greg Wilson stated that he is making progress and is about halfway through composing the documents so that they can be presented to the Board.

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

Bob Lissner explained that the sewer plant is run by Washoe County and they have been trying to get a meeting with them for about a year. He is hopeful that they will be sitting down with them within the next couple of weeks. Basically, the short answer is we need to know if it is going to become available and how badly do they want us to take it off of their hands. He is hopeful that he will have something to report at the next meeting. Bob Corrado was curious if some of our Mule Deer fund might be available for this project.

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

Mark explained that he had no real feedback from NDOW, but he was planning to reach out to BLM to see if they have any projects coming down the pipeline.

D. Proposal from Signature/Brightview for bark beetle treatment (now sequoia pitch moth issue).

Bob Corrado stated that the report from Rail City stated that we do not actually have bark beetles; we have a pitch moth issue. Bated traps can be placed that can take care of the problem. We just need to get a proposal from a pest control company that can take care of the problem.

E. Padovan asphalt survey update.

The survey has not yet been received.

F. New school 4 way stop sign discussion.

Washoe County has installed the 4-way stop sign that was recommended by the School District.

G. Web site discussion.

Rebecca Marko stated that she has received a list, and she will continue to work on it. Once she gets everything in order, she will meet with Jenna and get the site updated.

VII. NEW BUSINESS

A. Approved paint color list.

Bob Corrado explained that we are going to go to a list of colors that were already been applied by the developer. This list is too big and when you see a swatch it looks one way and when you see the same color on a two story house, it looks quite different. So we are going to really dial in this list so that it can be voted on.

B. Sequoia pitch moth issue.

This issue was previously resolved.

C. Security company discussion.

Bob Corrado explained that Martin Ross is having staffing problems and we are putting out security contract out for bid, Bob Lissner believes that even as un-armed security, Martin Ross has done a really great job for us. Bob Lissner was concerned about the bike patrols and whether or not we could still have those.

D. Fence stain proposal.

Bob Corrado stated that so far we have only received one proposal. We are looking at getting a few more.

VIII. NEXT BOARD MEETING DATE

September 21, 2021 – Board of Directors Meeting – 6:00 p.m. Location to be determined.

IX MEMBER'S FORUM – OPEN FORUM

A. Delores Adkins

Homeowner asked about the lights that were supposed to be installed at New Forest and Sweet Gum. Bob Corrado explained that Lifestyle Homes has generously offered to purchase 5 flashing light signs for pedestrians. Woodland Village needs to decide where the lights should go, and Washoe County will install them.

B. Louise Soufront

Homeowner was in favor of continuing the zoom meetings. She was also in favor of doing a blended meeting.

C. Vincent Wilkins

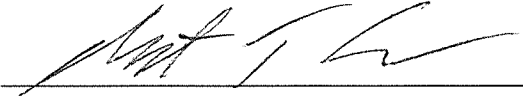
Homeowner was in favor of continuing the zoom meetings. He was also in favor of a blended meeting.

X. ADJOURNMENT

Bob Lissner made a motion to adjourn the meeting. It was seconded by Greg Johnson and unanimously approved. The meeting adjourned at 7:17 pm.

Respectfully Submitted,

Rebeka Whatley, Recording Secretary
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Board of Directors