

**WOODLAND VILLAGE  
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, September 21, 2021  
Held via Zoom

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<b>Board Members Present:</b>	<b>Robert Lissner, Mark Wilson, Greg Johnson, Rebecca Marko</b>
<b>Board Members Absent:</b>	<b>Bob Corrado</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**

Mark Wilson called the meeting to order at 6:03 p.m.

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

None.

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

**A. Review and Approve July 20, 2021**

The meeting minutes were reviewed by the Board.

Motion: Rebecca Marko made a motion to approve the July 20, 2021 minutes as written. The motion was seconded by Greg Johnson and unanimously approved.

**IV. REPORTS**

**A. Signature/Brightview Landscape Report**

Trey was on the call and stated that he has submitted a report and asked the Board to review the report. Bob Lissner asked if the Membership might want to comment on Landscaping. There was no comment at this time. Trey did explain that they do a walkthrough of the property on the third Thursday and they meet at the Village Grill, anyone is welcome to attend.

**B. APG Patrol Report**

There was no representative from APG Patrol present at this meeting. Mark explained that we changed from Martin Ross to APG Security Services. Martin Ross was no longer willing to service Woodland Village.

**C. Maintenance Report**

The new Maintenance personnel was not available for this meeting, he will attend the next meeting.

**D. Manager's Report**

Don explained that Martin Ross abandoned Woodland Village, and luckily we were lucky enough to have already been working on proposals for Security Services so we were able to get APG on property with only three days between.

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

None.

**V. FINANCIAL REPORTS**

**A. Treasurer's Report**

Bob Lissner stated that we have financial numbers through the end of July. It looks like we are making money, but that is just where we are at this point. We are 20% under budget, but we haven't yet done fence staining yet. He does not see anything alarming. Our total revenue \$580,000 revenue and \$480,000 in expenses, but again that will all be ironed out by year end.

**B. Review and Accept the Financial Report for June & July 2021.**

The financial report was reviewed by the Board.

Motion: Rebecca Marko made a motion to accept the financial report for June & July 2021 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 stated that he just sent the compiled format for the Board to review; we are getting closer to having it ready for submission the Homeowners. Looking forward to feedback from the Board and hopefully he will have a final version for review at the next Board meeting.

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

Bob Lissner explained that we have been working on this project for a while now and are not willing to make any commitments at this time for reclaimed water. Don added that he is attending a meeting regarding reclaimed water and he will send over the information so that the Board can attend if they choose.

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

Mark Wilson explained that he has met nothing but dead ends with this project with NDOW. He is hitting the same brick walls with BLM. Rebecca Marko recommended DRI might have some contacts. Bob Lissner recommended that he reach out to some of our elected officials, they might not be happy to hear that calls are not even being returned when we have money to spend.

### D. Sequoia pitch moth proposal.

Don explained that we are waiting on proposals.

### E. Padovan asphalt survey proposal.

We have received the Asphalt maintenance summary from Padovan. The recommended scope of work should be about \$40,400 for 2022.

Motion: Bob Lissner made a motion to accept the report from Padovan and proceed to obtaining proposals for the work recommended for 2022. The motion was seconded by Mark Wilson and unanimously approved.

### F. Website discussion.

Rebecca and Greg are working together to update the website. They have prepared a list and will get with Jenna to get an estimate for the upgrades. Mark Wilson asked if the approved paint colors could be uploaded onto the website.

### G. Approved paint color list.

Don asked if they were adding colors, or just going with the colors approved by Lifestyle. Greg believes that the Lifestyle colors should be sufficient and they go together well and should be cohesive for the Community. Rebecca Marko asked if they could mix or match the different colors, or do they have to go with the exact color scheme. Bob Lissner stated that he believes that it would be simpler to just stick with the color schemes approved by Lifestyle. Rebecca Marko felt that if there was some sort of variance request available. Don Soucy explained that variances are available for everyone, regardless of the issue, even paint colors. Mark Wilson explained that they are not really looking at keeping people from changing the color of your house, just that the colors should be cohesive with the other homes on the street.

Motion: Bob Lissner made a motion to stick with the Lifestyle scheme of colors. More guidance can be added in the manual. The motion was seconded by Greg Johnson and unanimously approved.

### H. Fence stain proposals.

Don Soucy explained that they have received two proposals. One has done the project before, and both contractors were shown the project by the previous maintenance personnel. Bob Lissner was concerned that Empire Works might not have the full scope of work. Bob Lissner was concerned that Empire Works is out of Las Vegas, so he would like to have a local reference. Rebecca Marko was concerned about the cost of the project and whether or not they should just approve the project once the research has been completed.

Motion: Bob Lissner made a motion to accept the proposal as presented by Empire Works subject to references and confirmation of the scope of work. The motion was seconded by Greg Johnson and unanimously approved.

## VII. NEW BUSINESS

### A. New patrol service APG (consent in lieu).

Don explained that the Board has approved the contract with APG Patrol Services to replace Martin Ross because Martin Ross had made the decision to discontinue services to Woodland Village. The contract was approved by consent in lieu with 54 of the 5 Board Members voting for the approval. Bob Corrado's approval was also received after the fact.

**B. Lifestyle flashing light project.**

Bob Lissner explained the flashing light project to the Membership/Board. Lifestyle Homes has agreed, at their cost, to purchase these four lights total and Washoe County will pay to install them. Three will be installed right away, and one will be installed at some point in the future.

**C. New maintenance technician.**

Don Soucy explained that Robert has accepted a position at another HOA. Robert referred Clint Griffith who is extremely familiar with Woodland Village and very knowledgeable about the tasks at hand.

**VIII. NEXT BOARD MEETING DATE**

November 16, 2021 @ 5:00 p.m.

**IX MEMBER'S FORUM – OPEN FORUM**

**A. Delores Atkins**

Delores Atkins stated that some of the Association trees in the older sections have been removed by the Homeowner's in the older sections, because the Homeowner's were afraid that the trees would fall. She added that her tree has damaged her driveway and she believes it needs to be removed. She was instructed to submit the request to the design committee so that it can be addressed. Greg Johnson explained that Lifestyle Homes has a process in place regarding these trees.

**B. Louise**

Homeowner asked about the new patrol services.

**C. Delores Atkins**

Homeowner stated that there is a new serenity garden near the pathway by the school.

**X. ADJOURNMENT**

Rebecca Marko made a motion to adjourn the meeting. It was seconded by Greg Johnson and unanimously approved. The meeting adjourned at 7:09 p.m.

Respectfully Submitted,

*Rebeka Whatley, Recording Secretary*

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Board of Directors