

**WOODLAND VILLAGE  
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, November 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>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 5:18 p.m.

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

**A. Delores Adkins**

Homeowner stated that there have been a lot of emails about the new security company and she wanted to know if they were driving marked cars. Rebecca Marko stated that they were driving marked cars, they don't seem to stand out quite as much but she has seen them patrolling and they have been getting daily reports. She also encouraged Homeowners to continue feedback because it was very helpful. Delores also stated that she had tried calling security in the past, and we used to have magnets with phone numbers, will we be getting those again?

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

**A. Review and Approve September 21, 2021**

The meeting minutes were reviewed by the Board.

Motion: Rebecca Marko made a motion to approve the September 21, 2021 minutes as written. The motion was seconded by Bob Lissner and approved with (RM,RL,MW) in favor and (BC) abstained.

**IV. REPORTS**

**A. Brightview Landscape Report**

Bob Corrado stated that the Board members have received a report with pictures showing what has been done and what is in progress. He believed that they did a pretty good job with leaves this year. Bob Lissner stated that he has heard only good things recently about Brightview's performance. Rebecca Marko also believed that they had done a really good job this year. Rebecca Marko added that a Homeowner took it upon himself to de-weed the dog park and she thought that was good.

**B. APG Patrol Report**

There was no one present from APG to present a report at this meeting. Bob Lissner stated that he has heard reports that the new security company is kind of invisible and wanted to know if there is a way to confirm that they are on property. He believes we need more confirmation that they are actually on the job. Bob Corrado added that the lights that were broken at the village center were broken during the day so perhaps we will need a bit more daytime presence.

**C. Maintenance Report**

Don Soucy stated that he is still trying to get Clint up to speed with the maintenance report, but he has been doing a very good job. He should have a maintenance report available for the next Board Meeting. Bob Corrado added that he has also seen evidence of work that is getting done with the washouts in the basins. Bob Lissner added that Clint can really build anything and is a really good guy.

**D. Manager's Report**

Don Soucy stated that it has been a long year and we have been working on the stain project that is underway. We are still looking for a new paint contractor for next year. Working with the new Maintenance personnel and security company to get them up to speed.

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

Bob Corrado stated that we currently have nothing pending at this time. Bob Lissner stated that we are, of course working with legal trying to get the attention of some non-compliant Homeowners.

## V. FINANCIALS

### A. Treasurer's Report

Bob Lissner stated that as of September we are at about 80% of our budget which is usual for this time of year and this has a way of catching up with us by the end of the year. He anticipated coming in just about even by year end.

### B. Review and Accept the Financial Report for August & September 2021.

The financial report was reviewed by the Board.

Motion: Bob Corrado made a motion to accept the financial report for August & September 2021 as presented. The motion was seconded by Rebecca Marko and unanimously approved.

## VI. OLD BUSINESS

### A. Discussion on Design Handbook/Landscape Manual update.

Bob Corrado stated that there has been nothing new on this project and Greg Johnson is not present to report any progress, but we will keep it on the agenda for now.

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

Bob Lissner stated that they are still working on this project and Washoe County needs another year to decide if they will have recycled water available or not, then we can decide if we want to make the investment to do this or not. It is quite expensive. At this point there is not much to talk about.

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

Mark Wilson stated that he has made no progress with getting anyone to make any type of commitments. He does have one lead that he is working on with a company that sells wild seed so he will keep the Board posted on this project.

### D. Sequoia pitch moth proposal.

Bob Corrado explained that we have an infestations of pitch moths throughout the property in our pine trees. We had someone come take a look at our trees and the pitch moth problem is more of an irritant than a fatal problem for the trees. Don stated that he is waiting for proposals to treat the trees. There are about 150 trees that they have found that have the problem.

### E. Padovan asphalt management proposal.

Seth Padovan has inspected our pathways and provided a recommendation and management proposal for the asphalt work that he has deemed necessary. The cost will be \$3,600 for project oversight, \$3,300 for preconstruction services and RFP preparation. Bob Lissner stated that in the past we have used Seth to just prepare the report, and then it was on us to get it done. He was concerned that his prices had increased considerably. The Board requested that Don check to see what was paid for this project in the past. Bob Lissner also believed that Clint has the knowledge to manage the project onsite. This item was postponed until the next meeting, Don Soucy will contact Padovan to reconfigure the proposal removing project management/oversight.

## VII. NEW BUSINESS

### A. NFWF Grant Partnership Opportunity

Don stated that we were solicited by the National Fish and Wildlife Foundation for funds. Unfortunately, we were too late to contribute to projects for this year so Don agreed to reach out to the women he was speaking with to determine where we should go from here. Bob Corrado explained that the Mule Deer funds are somewhat limited to how they can be spent. They must be spent on the Pederson range and the Cold Springs Valley. Bob Lissner believed that this particular project is to benefit the Pederson herd so he believed that it would be in compliance, and he liked that it was a 1 to 1 match. Mark Wilson wanted to confirm whether the funds would be used to reseed the burn scar on the CA side. The Board asked Don to invite them to the next Board Meeting to discuss the project further because we need more detail.

### B. Proposal to add additional land and homes to Woodland Village

Don Soucy stated that he has not received the documents from the attorney regarding this project. Bob Lissner explained that he has submitted a proposal to add approximately 300 homes to Woodland Village along Village Parkway. These are townhomes and he has asked legal to produce a pros and cons document for the project. The Developer is legally able to add the homes, but has asked the Board to decide, he will abstain from this conversation. Mark Wilson stated that this project will add a minimum of 300 vehicles to our deteriorating infrastructure. He also did not believe there were enough general services in the valley to sustain these homes. Bob Lissner explained that these homes are approved and are going to be built, the only question is whether or not they want to add them to Woodland Village or if they want them to be un-associated with Woodland Village. Rebecca Marko was not for or against, but really wanted to hear from legal. Bob Lissner stated that the Developer is in

favor of added the project to Woodland Village because it is a very strong Association and perfectly capable of managing the added homes. He wants Woodland Village to have complete control of the project. Bob Corrado was also in favor of having Woodland Village in control of the project because basically they are right at the entrance of Woodland Village and he doesn't want the project to turn into the typical rental property. Don was not completely sure what the hold up was with Legal Counsel weighing in on this project. He agreed to reach out so hopefully he will know something by the next Board meeting. Bob Corrado stated for the record that since it is going to be built, he would certainly like to have some control over it.

**C. 2022 Budget and Management fee discussion.**

Bob Lissner stated that there is a big jump coming up. Management has notified us that our management company wants to increase our fee by about double. They may be looking at interviewing another company to take over management. We may be looking at changing up some of our procedures because of the tremendous burden on staff. He is recommending that the Assessments be increased by \$3 per month for now and we may need to increase by more later in the year. Mark Wilson believed that the Board was going to have a meeting to discuss this issue. Rebecca Marko stated that she understands we have to increase, because everything is going up and we have grown, we have come up with a lot of ideas to save money overall and the Homeowner's can help by volunteering for committees and being compliant. Bob Corrado stated that he thinks the \$3 per Month increase will cover our inflationary costs for now and we do spend a phenomenal amount of money on compliance, and we need to squeeze EBMC and tighten our belts across the board. Bob Lissner stated that he was happy with the \$3 increase because everyone that eats knows that everything costs are going up. Rebecca Marko just wants to make sure we are 1,000 percent transparent with everyone and make sure they understand that this is not something we want to do, it's just necessary. Bob Lissner explained that if we pencil in \$3 then Don has to go in and slice expenses. He thought it might be okay to just not charge the increase for the first quarter, we have enough money to sustain that. Don explained that if we don't pass a Budget for 2022, then we would simply remain on the 2021 Budget. Bob Corrado believes it would be irresponsible not to approve a Budget for 2022 and not to increase Assessment for inflationary reasons. Bob Lissner also asked for an email blast to Homeowner's with email addresses on file asking for permission in writing to correspond via email.

Motion: Bob Corrado made a motion to approve the 2022 Budget as presented with the \$3 per month increase and revisit the Budget conversation at the January meeting. Bob Lissner asked that a letter of transparency to explain to the Members why the increase is necessary and include the email preferences form with the budget mailing. The motion was seconded by Mark Wilson and unanimously approved.

**D. Parking regulations modification.**

Bob Corrado explained that everyone has received a copy of the document outlining the parking regulations modifications that have become necessary due to the many commercial vehicles and oversized vehicles that frequent our neighborhoods. We want to lighten up on the commercial vehicle and oversize vehicle regulations, and tighten up on some of the other items like bus conversions etc. Also adding that owners of oversize vehicles must accept responsibility for utilities and curb, gutter and sidewalk. Bob Lissner suggests that we send the revised document to all Homeowners with email addresses on file to get a feeling of how Homeowners like the revisions. Bob Corrado was afraid if we send it to 250 Homeowner's we will have 250 different opinions. Rebecca agreed that you will get multiple opinions and it could cause some arguments between neighbors. Bob Lissner wants the dual axle trucks to be prohibited. Bob Lissner believes that these streets were not built for this kind of weight, but then again, these are County streets. Bob Lissner stated that this is a work in progress, and they will get with Legal to make some additional modifications before it is presented for adoption. We will continue this discussion at the next Board Meeting.

**VIII. NEXT BOARD MEETING DATE**

To Be Determined.

**IX MEMBER'S FORUM – OPEN FORUM**

**A. Delores Adkins**

Homeowner asked if the Design Handbook will be reviewed by the Committee or just the Board? Bob Corrado stated that he believes that the Committee should have a chance to review the handbook prior to being presented to the Board for adoption. The remaining members of the Board agreed. Homeowner was concerned that the Committee submits their input to EBMC and they don't really hear anything back.

**B. Homeowner**

Homeowner asked if digital communication solicitation could be sent out to encourage participation. Rebecca Marko stated that she is in the process of posting something in the Cold Springs Group as well.

**C. Thomas Kukendall**

Homeowner asked about his front yard tree. He believes the tree is damaging his driveway and grass. He has taken care of the tree but now it's a big problem. The Developer planted the wrong tree and he believes that the Association has some responsibility for the tree. Bob Lissner asked if the Homeowner would be allowed to request a meeting with the Board to discuss their personal situation. The Homeowner believes that the tree needs to be removed and he is very frustrated.

**D. Louise Soufron**

Homeowner asked about the EBMC increase. Are we getting a log for every inquiry from the Homeowner's. She believes that it does not reflect well on "Management" that a Homeowner claims he has received no response in two years.

**X. ADJOURNMENT**

Bob Corrado made a motion to adjourn the meeting. It was seconded by Bob Lissner and unanimously approved. The meeting adjourned at 6:52 p.m.

Respectfully Submitted,

*Rebeka Whatley, Recording Secretary*

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Board of Directors