

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, January 18, 2022
Held via Zoom.com

Board Members Present:	Robert Lissner, Mark Wilson, Greg Johnson, Rebecca Marko
Board Members Absent:	Bob Corrado
EBMC:	Lori Burger, Amy Tupper and Rebeka Whatley
Other:	None
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Mark Wilson called the meeting to order at 5:03 p.m. Mark announced that Don Soucy would likely not be with us for about 12 weeks due to an accident. In his place we have Lori Burger. Bob Corrado is absent due to an illness.

II MEMBER'S FORUM: AGENDA ITEMS ONLY

No homeowners spoke no action was taken.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve November 16, 2021

The meeting minutes were reviewed by the board.

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

IV. REPORTS

A. Brightview Landscape Report

There was no one present from Brightview Landscape. Gregory Topel did provide a Site Assessment. Mark Wilson asked if Brightview would be making the repairs or if we would be asking the County to make the repairs. It was determined that Don had filed a claim with the County regarding the damage. Bob Lissner stated that he believed that Brightview would be asked to submit proposals to repair the landscaping and proposals should be obtained for the concrete repair. EBMC will contact both Brightview for the landscaping repairs and Lifestyle Homes to get a referral for a concrete contractor for the concrete repairs.

B. APG Patrol Report

There was no representative from APG present at this meeting. Bob Lissner and Mark Wilson believe that because there is no representation again at the meeting from APG, it seems that they should be replaced. Rebecca Marko stated that she has not heard anything positive about the new security company. They have not gotten lights on top of their cars, which has been requested. They just don't stand out, and they don't return calls and now they do not attend the meetings which has been requested multiple times. The Board has simply not been satisfied. It has been determined that EBMC should start the process of replacing them as soon as possible. Kevin Bushman with APG has now arrived at the Board meeting. Mr. Bushman stated that they had not really had many issues other than lost dogs, it has been pretty quiet. They were concerned that they were unable to find some of the streets. The Board agreed to supply an accurate map. It appears that they have been asking for a better map for quite some time. Mark Wilson asked when the light bar will be installed on the vehicle, and he stressed just how important this item is to the Board regarding visibility within the community. Kevin stated that for the past few weeks they have had a vehicle on property that has a light bar. There was some discussion regarding the process with dispatch. Amy and Kevin have been working on scheduling a tour of the community to alleviate these problems in the future. It was requested that APG and EBMC schedule a meeting this week. The meeting was scheduled for Wednesday at 10:00 a.m. to discuss operational issues.

C. Maintenance Report

Rebecca Marko stated that we do have a protocol in place for snow removal and we are working on it.

D. Manager's Report

Lori Burger explained that Don Soucy has requested a leave-of-absence for at least the next 12 weeks due to an injury. Basically, she and Amy Tupper have been working together to try to get their arms around the issues both she and Amy are familiar with Woodland Village.

E. Review Status Litigation/Pending Legal Action

Amy Tupper stated that she did reach out and there was nothing to discuss at this time.

V. FINANCIAL REPORTS

A. Treasurer's Report

Bob Lissner stated that it's the same old, same old and things are going along just fine. As of the end of the November we had a profit of approximately \$100,000, but he anticipates that that will dissipate for the most part by the time we get to the end of December 2021. Mark Wilson explained that Woodland Village has come to an agreement with EBMC to do a 6 month extension to talk about the major increase that they are proposing. The increase was due to the excessive amount of work with regard to violations as well as general services. EBMC has recommended a dedicated Compliance person specifically for Woodland Village as well as the forming of several committees to alleviate the work-load on Management staff. There was some discussion regarding a dues increase of about \$3 per month or \$9 per quarter. The increase was due to an increase in the Reserve contribution for 2022 as well as inflationary increases and Management fee increases. Lori explained the process for ratifying adopting and ratifying a budget. Bob Lissner stated that he wants EBMC to send out a schedule of meetings for the year including the Budget approval and Ratification meeting so that we can get the 2022 Budget adopted.

B. Review and Accept the Financial Report for October & November 2021.

The financial report was reviewed by the Board. There was no motion to accept the financial reports.

VI. OLD BUSINESS

A. Discussion on design handbook/Landscaping Manual update

Greg Johnson stated that they have gotten the Design Handbook and Landscaping Manual organized. They have sent it to the Board for review and then they will send it to the Committee for input and review, then they will submit the final documents to the Board for adoption. There was some discussion regarding the updates and Bob Lissner stated that he believes that the CC&R's give some latitude to the Board for implementation. The Board believes they are following the guidelines set by the CC&R's and improving the documents so that they are more easily understood by the Homeowner's. Lori agreed to take a look at the documents in question to determine if there were any conflicts that will need to be addressed with Legal Counsel. They plan to have the documents available for review and adoption at the March Board meeting. Mark agreed to bring the document to the 10:00 am meeting so that Lori can look into it for them.

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

Mark Wilson stated that he does not believe that they have made any progress regarding this project.

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

Mark Wilson stated he has not made any progress regarding this project either.

D. Sequoia pitch moth proposal.

Mark Wilson stated that Bob Corrado has been working on this project and he believes that the trees can be treated, and that it is not actually pitch moths that we are dealing with.

E. Padovan Consulting asphalt management proposal.

Amy explained that a proposal was provided from Padovan Consulting because the proposal that had been received previously seemed significantly higher than they had paid in previous years. Amy stated that she had reviewed previous expenses for Padovan and it does seem somewhat higher than previous years but she was unable to compare the square footage from the previous contracts. Lori stated that in her experience, she was in favor of having Padovan manage the project because it is a "cheep" insurance for the Board that the job was completed correctly and timely. She has had some experience where the contractor was working in the middle of the night with cell phone lights trying to get the asphalt down, so having a project manager would prevent this type of activity from happening.

Motion: Bob Lissner made a motion to accept the proposal as presented by Padovan for preconstruction and oversight services in the amount of \$6,900. Prior to final acceptance, Management is to reach out to Bob Corrado to determine if he too is in favor of approving said contract. The motion was seconded by Greg Johnson and unanimously approved.

F. NFWF Grant Partnership Opportunity

Mark Wilson was not in favor of participating in this project. He does not believe it will actually benefit the wildlife on Peterson Mountain. The Board was uncomfortable with this project as a whole. Bob Lissner was uncomfortable with the project mostly because they do not seem to be providing additional funding sources. Bob asked if we could reach out to see if they could come up with some projects that benefit our herds including budgets etc.

G. Parking regulations modification.

Mark Wilson stated that the last conversation they had regarding parking was with work vehicles being parked on site and large motor homes. He believed it was dealing with weight and the potential harm they might pose to utilities. Also that the larger motor homes would need to be parked behind the RV gates. Lori stated that rules cannot conflict with CC&R's or the CC&R's would need to be amended. Lori's explained that once the Board comes up with new rules, they should have counsel take a look at them prior to adopting them. Lori states that as long as the new rule doesn't conflict with the CC&R's then the HOA does have the authority to adopt new rules and enforce them with existing Homeowner's. The idea was that these work vehicles should be parked on the RV side of the property. Some of these work vehicles are quite heavy and over time there is a possibility that the underground water lines could be crushed. Mark Wilson believes that the Homeowner's should just be made aware that this is a possibility and that they Homeowner will be responsible for any necessary repairs, not the HOA. Mark Wilson stated that he believes that many Homeowners are required to keep their work vehicles so that they have 24/7 access and he believes that all Homeowners should be notified that these vehicles could damage the properties and he believes they could be notified in a newsletter.

VII. NEW BUSINESS

A. Committee formation/solicitations (ARC, Landscape, Compliance Liaison)

Rebecca Marko explained that one of the reasons why EBMC has increased our fees significantly is due to the enormous workload. It has been determined that forming committees could reduce the workload on EBMC staff. The new handbook will be helpful, but also having Homeowners on Committees assisting with some of these requests will be beneficial for all Homeowner's. Mark Wilson extended an invitation to all the Homeowner's who were present on the call to volunteer for one of these committees. Perhaps a Community Support Team would also be beneficial. Greg Johnson stated that as long as it is clear that the Committee would still need to review the documents for approval.

B. Adding to Woodland Village 390 homes in future Village Parkway project

Bob Lissner explained that he will not be voting on this project. They have another project on Village Parkway as you are leaving Woodland Village on the right hand side. It is about 190 single family homes and 190 Townhomes. The Developer would prefer that this project be added to Woodland Village because they like the idea that Woodland Village has a 20-year history of doing a good job managing an Association. They would be contributing their own proportionate share of the Assessments. The attorney for Woodland Village has submitted an opinion. It is a wash on whether it's a good thing to add them or a bad thing to add them. Rebecca Marko has reviewed the information and is in favor of adding the homes to Woodland Village. Woodland Village Homeowners have to drive through this community to get to their homes. The dues should be comparable, but they will have substantially less common area to take care of. The townhomes will have their own subset of CC&R's and they will be likely be responsible for more dues. Woodland Village cannot get stuck with Sub Association responsibilities. They are hoping to begin construction on the townhomes in Village Center in April. There will be restrictions put in place for renting the townhomes. Bob Lissner also stated that they have maintained access to the recreational areas surrounding Woodland Village. Bob Lissner just wanted to add that they really like Woodland Village and want to add the homes and honestly, they do not need permission, but they wanted to get approval so that they can be in harmony with the existing HOA. He wanted to make it clear that if Woodland Village was vehemently opposed, they would possibly just not do it. He added that he is expecting some issues to arise on the Village Center Townhomes.

VIII. NEXT BOARD MEETING DATE

March 15, 2022

IX. MEMBER'S FORUM – OPEN FORUM

A. Homeowner

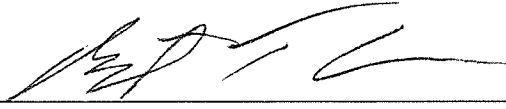
Homeowner asked about the parking regulations. He stated that he was looking at the CC&R's and no Commercial and no inoperable vehicles are permitted on the property to maintain an orderly appearance. He wanted to know where the document that they were reviewing earlier can be found. Amy explained that the document they were looking at earlier was the Woodland Village property usage rules and they are available at the office, at Woodland Village.net or the portal. He also wanted to know what the outcome is going to be on this issue. He just wants to know why we cannot just enforce the rules we have in place. Mark Wilson explained that these vehicles are supposed to be parking on the RV side of their property.

X. ADJOURNMENT

Mark Wilson made a motion to adjourn the meeting. It was seconded by Greg Johnson and unanimously approved. The meeting adjourned at 7:31 p.m.

Respectfully Submitted,

Rebeka Whatley, Recording Secretary
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Board of Directors