

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, March 15, 2022
Held via Zoom

Board Members Present:	Bob Corrado, Robert Lissner, Mark Wilson, Rebecca Marko
Board Members Absent:	Greg Johnson
EBMC:	Amy Tupper, Lori Burger, Angela Galliett and Rebeka Whatley
Other:	Clint, Maintenance, Kevin, APG, Mark, Brightview
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Robert Corrado called the meeting to order at 5:03 p.m.

II MEMBER'S FORUM: AGENDA ITEMS ONLY

There was not comment during this portion of the meeting.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve January 18, 2022

The meeting minutes were reviewed by the Board.

Motion: Mark Wilson made a motion to approve the January 18, 2022 minutes as written. The motion was seconded by Rebecca Marko and approved with (MW, GJ, RM) in favor and (BC, BL) abstained.

IV. REPORTS

A. Signature/Brightview Landscape Report

Greg with Brightview was present at the meeting. He has sent a proposal for the snow plow damage to Amy. They have put down the pre-emergent and they will keep up with the post-emergent. EJ and he went over everything today, the shrubs have been trimmed back and winter pruned. They are working on leaf cleanup on the outskirts but that is continual. They are replacing/removing tree stakes as necessary. EJ has informed him that the trash is being picked up daily. They are working on getting the new areas under contract. Aeration was supposed to start today, but with the rain it has been postponed. Fertilization will begin 2nd or 3rd week of April. They will start installing the backflow valves toward the end of March.

B. APG Patrol Report

Kevin with APG was present at this meeting. We have been getting a lot of calls about a white charger that has been just sitting in the cul-de-sacs so that has been concerning to some of the Homeowners. Bob Corrado stated that they have started to map vandalism issues. They have been noticing a few vehicles sitting at the grills and the parks letting them know that the parks close at 9pm so they can't park there.

C. Maintenance Report

Clint was present at this meeting. He stated that he has been taking care of general maintenance. Trash removal, snow/ice removal. He believes that they will probably need to dig up the lines to see if there was any damage done to the mains but EJ with Brightview has been working on getting that repair completed. Bob Corrado commended him on finding a way to strengthen up the lights so they were more difficult to break.

D. Manager's Report

Amy Tupper stated that she has been working on the fence stain program, she is working on the map so those letters should be going out in the next couple of weeks. Lori Burger added that she had received a number of calls for vandalism of light poles. Bob Corrado stated that Amy has been keeping a record of where the vandalism has been happening so that we can direct security to focus on the areas.

E. Review Status Litigation/Pending Legal Action

Amy Tupper stated that she has some enforcement items going on but no litigation at this time.

V. FINANCIAL REPORTS

A. Treasurer's Report

Robert Lissner stated that he believes they are doing okay the bottom line is that we lost \$10,000 last year mostly due to our legal expenses were a lot more than we budgeted. We do recover some of that back from. Lori Burger explained that EBMC had applied for and received funds from the Government for Covid Relief. Because we were able to maintain our staffing levels, the loan was forgiven. Woodland Village received \$6,213.37 from this program.

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

Motion: The financial report was reviewed by the Board.
Robert Lissner made a motion to accept the financial report for November & December 2021 as presented. The motion was seconded by Bob Corrado and unanimously approved.

VI. OLD BUSINESS

A. Discussion on Design Handbook/Landscape Manual Update

Bob Corrado stated that Greg Johnson is absent tonight, they do have a draft, but they really haven't had much of a chance to go through it. They will postpone this discussion until the next Board Meeting.

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

Robert Lissner stated that they County would have to have some major infrastructure that needs to be added, the cost would be more than a few million dollars which is what we would anticipate saving over time. They will keep this item on the agenda until further notice.

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

Mark Wilson stated that there have been no new developments regarding this issue.

D. Parking regulations modification.

Bob Corrado explained that they are trying to get some modifications done to the parking regulations that would allow Commercial Vehicles to be parked in the Community as long as it is moved daily and can be parked on the RV side of the Homeowner's lot. The vehicles cannot be parked on the street and if they are over height, or over weight they are not allowed to be parked in the Community.
Motion: Robert Corrado made a motion to adopt the Parking Regulations Modification as presented. The motion was seconded by Rebecca Marko and unanimously approved.

E. Committee formations/solicitations (ARC, Landscape, Compliance liaison)

Bob Corrado explained that they have a volunteer from the Committee. Bob Corrado stated that he has a few other names within the Community, but he believes that the Board should schedule a workshop so that the volunteers can be trained on what is involved. Rebecca Marko thought an e-blast or a notice on the website and on social media to get the word out would be helpful. Bob Corrado thought that they could use the back room at the Community Center to get a meeting together.

VII. NEW BUSINESS

A. Great Basin Water Increase

Bob Corrado explained that Great Basin has proposed a substantial base rate water increase. He has estimated a 45% increase overall and his average water bill will go up about 63% year over year. Rebecca Marko stated that the increase is substantial and she has done a ton of research on the issue. The reason is that they have four different areas and they want to consolidate everyone into one area and standardize the rates. They are changing the tier levels which is what is hitting everyone's bills. The hearing is at 6 pm and the Board is attending the meeting and everyone is encouraged to come. The Board will be adjourning this meeting to attend a hearing to voice their concerns. Robert Lissner stated that the increase for Woodland Village is due to some major issues that they are having in Spring Creek and they want us to pay for it. He is expecting that the Woodland Village water increase will likely be at least \$2 per month per home. Robert Lissner thanked Rebecca Marko for assisting with all of this research and helping people to be able to figure out what there new rates will be.

B. 2020 Final Audit

The 2020 Audit was reviewed by the Board.
Motion: Robert Lissner made a motion to accept the 2020 Audit as presented. The motion was seconded by Rebecca Marko and unanimously approved.

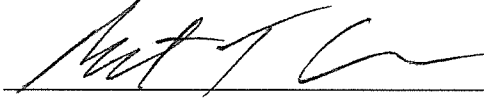
X. ADJOURNMENT

Bob Corrado adjourned the meeting by General Consent at 5:59 p.m. This meeting will reconvene at 5:00 p.m. on Thursday, April 17, 2022.

Respectfully Submitted,

Rebeka Whatley, Recording Secretary

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Board of Directors

