

**WOODLAND VILLAGE  
BOARD OF DIRECTORS MEETING MINUTES**

Thursday, March 17, 2022. This meeting is a continuance of the March 15, 2022 meeting  
Held via Zoom.com

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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>Amy Tupper, Lori Burger, Angela Galliett and Rebeka Whatley</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**

Bob Corrado called the meeting to order at 5:01 p.m.

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

There was no Homeowner comment during this portion of the meeting.

**III. NEW BUSINESS**

**A. 2020 Final Audit**

Mark Wilson stated that he believed that the 2020 Audit was not formally approved at the previous Board Meeting because the motion was not formally voted on. Bob Corrado agreed and thanked him for mentioning it.

Motion: Bob Corrado made a motion to accept the 2020 Audit as presented. The motion was seconded by Mark Wilson and unanimously approved.

**B. 2021 Audit & Tax Engagement Letter – Consent in Lieu**

Bob Corrado explained that the Board had already made a decision regarding the 2021 Audit and Tax Engagement because the tax return was due by March 15, 2022. The Board was emailed and collectively determined that the engagement letter would be approved as presented by Jackson and Jackson to complete the 2021 Audit and Tax Return.

**C. Snow Plow Damage – Washoe County Risk Management Claim/Estimates**

Bob Corrado explained that the snow plow took out about 50 sprinkler heads and 400 square feet of lawn. We have an estimate from Brightview for the repairs in the amount of \$7,555.35 which upon completion of the paperwork that will be submitted to Washoe County to apply for reimbursement for these damages. Bob Corrado added that the County did acknowledge that they are responsible for this damage. Also, there might also be additional repairs needed to the main lines once we get the water back on. There was also some discussion regarding the curb/gutter damage. Bob Corrado stated that he believed the County would also be responsible. Amy explained that we provide the County with estimates then they will come back and tell us what they believe they are responsible for. Amy was instructed to get more information as to exactly what they were going to cover. It was acknowledged that they may have to file multiple claims.

Motion: Robert Lissner made a motion to accept the proposal as presented by Brightview to complete the work on Village Parkway now and submit the claim to Washoe County for reimbursement. The motion was seconded by Bob Corrado and unanimously approved.

Motion: Robert Lissner made a motion to get the curb/gutter repairs done now, and then submit the claim to Washoe County for reimbursement. The motion was seconded by Rebecca Marko and unanimously approved. Robert Lissner recommended that he send an email to Lifestyle to have Meridian Concrete take a look at getting this work done sooner than later because they are already here.

**D. Resource 1 – Reserve Study Proposal (Phases 21, 22 & 23)**

Amy Tupper stated that she had reached out to Shaun at Lifestyle to confirm that Phases 21, 22 & 23 had been released. So she reached out to Resource 1 to receive a proposal which she did receive for \$3,295, but now she feels like perhaps this was premature and she would like to do more research.

**IV. NEXT BOARD MEETING DATE**

TBD

**IX MEMBER'S FORUM – OPEN FORUM**

**A. Bob Corrado (Brady Ridge Court)**

Homeowner asked what the resolution was from the last Board Meeting regarding parking. Bob Corrado (President) explained that the updated regulations state that Commercial Vehicles can be parked in Woodland Village, but they must be parked on the

owner's property and not on the street. There were some additional conditions, but the resolution will be sent to all Homeowner's prior to it being formally adopted. The Homeowner asked for the legal opinion that was provided by legal counsel.

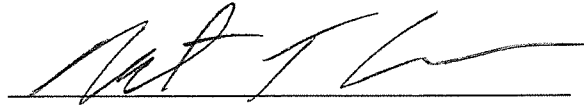
#### X. ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Robert Lissner and unanimously approved / by General Consent. The meeting adjourned at 5:37 p.m.

Respectfully Submitted,

*Rebeka Whatley, Recording Secretary*

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Board of Directors