

# WOODLAND VILLAGE BOARD OF DIRECTORS MEETING AGENDA

\*Action may be taken on any item listed on this agenda & revisions to this agenda may be made up to the day of the meeting.  
Copies of the agenda are available through management, the association website, and will be available at the meeting.

TIME & DATE: 5:00 p.m. – Tuesday, July 19<sup>th</sup>, 2022

Zoom Meeting: <https://us06web.zoom.us/j/4585897667?pwd=emRydGV5MnZiRmNKUVp6Vk5SS1FRdz09>  
Meeting ID: 458 589 7667 Passcode: 123456 Dial in: +1 253 215 8782

## I. CALL MEETING TO ORDER – ROLL CALL

II. **MEMBERS FORUM:** Comments may be limited to 3-minutes per person. Each owner in attendance may address the Executive Board. Comments made by each owner must be limited to items listed on the Agenda pursuant to NRS 116.31083(6). Unit owners may request that the substance of their remarks or prepared written remarks be included in the minutes.

## III. APPROVAL OF MINUTES

a. May 24<sup>th</sup>, 2022 Board of Directors Meeting Minutes **Review/Motion**

## IV. REPORTS

a. Brightview Landscape Report **Discussion**  
b. Security Report **Discussion**  
c. Maintenance Report **Discussion**  
d. Manager's Report **Discussion**  
e. Review Status Litigation/Pending Legal Action **Discussion**  
f. Actions Taken by the Board of Directors Outside of a Meeting-To be included in the minutes of this meeting  
1. Alert Security Asset Protection Contract **Action Taken**

## V. FINANCIALS

a. Treasurer's Report **Discussion**  
b. Review and acceptance of the Financials (April & May 2022) **Review/Motion**

## VI. OLD BUSINESS

a. Discussion on design handbook/Landscaping manual update **Review/Motion**  
b. Wildlife Space - Discussion to add reclaimed water service to space and planting for wildlife. **Review/Motion**  
c. Discussion regarding NDOW feedback, discussion regarding winter forage for animals **Review/Motion**  
d. Committee formation/solicitations (ARC, Landscape, Compliance liaison) **Review/Motion**  
e. Update to Violation & Fine Policy **Review/Motion**

## VII. NEW BUSINESS

a. CC&R's/Property Usage Rules – Allowance of chickens, Use of motorized vehicles on walking paths **Discussion/Motion**  
b. Dog Park Enhancements **Discussion/Motion**  
c. Revised Fire Breaks – Phases 23 & 24 **Discussion**  
d. EBMC Management Contract (July 2022 – December 2022) **Discussion/Motion**  
e. 2022 Reserve Study – Resource 1bc **Review/Motion**  
f. Washoe County District 5 2022 Election – Introduction of Candidates (3 minutes each) **Discussion**  
g. Padovan Consulting RFP - Sealed Bids **Review/Motion**

## VIII. NEXT BOARD MEETING DATE SCHEDULED

September 20<sup>th</sup>, 2022

IX. **MEMBER'S FORUM:** Comments limited to 3-minutes per person. Each unit owner may address the Executive Board. Comments made by each unit owner must be limited to matters impacting the community pursuant to NRS 116.31083(6). Unit owners may request that the substance of their remarks or prepared written remarks be included in the minutes.

## X. ADJOURNMENT

XI. **EXECUTIVE SESSION** – An Executive Session was held before the Board Meeting to discuss non-compliance issues (hearings, complaints) delinquencies and legal issues. Only Board Members are allowed to attend unless a hearing is scheduled for a specified homeowner.

The agenda of the meeting of the executive board must comply with the provisions of NRS 116.3108. Unit's owner have the right to: Have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter, speak to the association or executive board, unless the executive board is meeting in executive session. Please address with management company.