

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, May 24, 2022
Held via Zoom

Board Members Present:	Bob Corrado, Robert Lissner, Mark Wilson, Rebecca Marko, Greg Johnson
Board Members Absent:	None
EBMC:	Amy Tupper, Community Manager, Rebeka Whatley, Recording Secretary
Other:	Greg w/Brightview, Kevin w/APG, Clint
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

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

II MEMBER'S FORUM: AGENDA ITEMS ONLY

A. Bob Lissner

Bob Lissner asked if it was in NRS 116 does state that the First Members Forum, can only speak to the agenda. Bob Lissner stated that the rule in the NRS does clearly state that the First Members Forum is specific to agenda items.

B. Monica Lieman

Homeowner asked how many Board Members there are for Woodland Village. She read a letter asking for permission to have chickens in her back yard, only hens, no roosters. She said that it would only require a small modification to the rules. She gave multiple reasons why she believes that modification of the rules would be beneficial to the community. Bob Corrado explained the process of the modification.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve March 15, 2022 & March 17, 2022

The meeting minutes were reviewed by the Board.

Motion: Bob Corrado made a motion to approve the March 15, 2022 & March 17, 2022 minutes as presented. The motion was seconded by Beck Marko and unanimously approved.

IV. REPORTS

A. Signature/Brightview Landscape Report

Greg was present with Brightview Landscaping. The plow damage sod has been completed today and he will get pictures to Amy for the record. There were 4 mainline repairs that were needed last month. They have replaced the irrigation timer near the dog park. EJ is the site manager for Woodland Village so he is on property just about every day. They have been maintaining the new area even though it hasn't been officially added. They have been spraying for weeds, but they are still popping up everywhere. The pre-emergent that we put down does seem to be working. They have been working on getting the drip lines buried. The power has been restored to the Village Grill timer. They will be putting down the second round of fertilizer in June. Everything else is looking pretty good, they will start the pruning end of June or early July. Bob Corrado stated that one of the strips of sod that they just put in doesn't look like it is doing very well. Beck Marko stated that the guys that were working on the sod repair were working very hard and they did a really good job.

B. APG Patrol Report

Kevin with APG was present. He reported that they have started the 2nd person on the property this week. They are keeping a closer eye on the playground area around the grill. He also reported that there is a vehicle following them while they are on patrol. They are trying to determine where the vehicle belongs. The Board asked them to make it a priority to find out where this vehicle belongs. Kevin also reported that there seems to be a homeless person in the area, he spent a significant amount of time trying to locate him. Bob Lissner asked what would happen if they did actually find that someone had started a Homeless Camp in the Common Area. Kevin stated that they would ask them to leave and call Washoe County if they returned. He also stated that they would handle the situation differently depending on the person's attitude. Bob Lissner asked if they are driving down ever street every day. Kevin answered that they do try to get through the entire Community daily. Kevin added that they are concentrating on the park areas. Bob Corrado stated that Sierra Rock Park could use some attention, especially in the drainage area that runs behind the park. He added that he would like to see some bicycle patrols. Bob Corrado explained that they are bringing in a second officer to concentrate on some of the more precarious areas. Lifestyle Homes is participating in the cost of the extra patrols. They are being pretty quiet about the project, but they will report the results once they have something to report.

C. Maintenance Report

Clint was present at this meeting and stated that he has been working on irrigation leaks. He stated that he was talking to Roberto w/Brightview and there is an area where there is no pressure regulator which could be the cause of some of the leaks in the area. Bob Corrado stated that he should take a look at adding a pressure regulator to hopefully resolve some of these leaks. Clint added that he has been working on the lights in the park at the grill. He stated that almost every light is broken. There are loose hanging wires right by the playground equipment. Bob Corrado stated that Amy has been trying to get Washoe County to do something about this issue. Bob Corrado recommended that we at least turn off the power to the lights to prevent a potential injury. Beck Marko offered to send over the park maintenance supervisor's contact information. Clint added that they recently had a tagging incident where they even tagged his truck. Bob Corrado stated that Amy does have some video of the potential tagger so we can possibly identify the tagger. Bob Lissner stated that they do want to make graffiti removal a priority. Clint stated that the schools are not clearing the weeds. There are still tumbleweeds in the back by the new school. Bob Corrado stated that they need to get in touch with the School District to see if we can get those cleaned up.

D. Manager's Report

Amy Tupper stated that she has been working on fence boards, Architectural requests, compliance matters. The fence staining project is in progress. She is now working on getting proposals for the common area staining. Bob Corrado stated that he thought that Reno Paint Mart is pretty organized. Bob Lissner asked what the stain is costing us now. Amy said she believes they are running about \$91 this year. Bob Lissner believed they were getting a pretty good deal at Reno Paint Mart. Bob Lissner added that he believes that this Board is very happy with the job that Amy has been doing.

E. Review Status Litigation/Pending Legal Action

Bob Corrado stated that he did not believe that they had anything going on at the moment.

G. Actions taken by the Board of Directors Outside of a Meeting – To be included in the minutes of this meeting

1) Lobbyist – PCU rate increases – Drosdoff Group – Unanimous Consent.

Bob Corrado explained that the Board has hired a lobbyist to combat the rate increase that has been proposed by Great Basin Water. Bob Lissner stated that the Woodland Village Board as well as Lifestyle Homes got involved because they were asking for a 45% rate increase which they were able to get reduced to about 13%, which is now final. He believes that Bob Corrado and Beck Marko really helped by getting involved. He added that they were planning to take money from Cold Springs to help them with a problem they have in Elko. Bob Lissner added that for anyone who has a lot of landscaping, your water bills could easily have doubled. Bob Lissner stated that even though Lifestyle would have been impacted very little, they did spend a lot of money on attorney's to help prevent this increase from happening.

2) Meridian Concrete – Village Center Curb Damage – Unanimous Consent.

Bob Corrado explained that they made this decision to repair the curb damage because it was a serious trip and fall hazard. Amy will work on getting the reimbursement from Washoe County.

V. FINANCIAL REPORTS

A. Treasurer's Report

Bob Lissner stated that we are looking at only about 3 months right now and he believes that we will likely break even by the end of the year. We have about 1 million in the bank, we are required to have about \$700K in reserves, but we have enough money to fix whatever breaks or add additional security or whatever else it takes.

B. Review and Accept the Financial Report for January, February & March 2022.

The financial report was reviewed by the Board.

Motion: Bob Corrado made a motion to accept the financial report for January, February & March 2022 as presented. The motion was seconded by Greg Johnson and unanimously approved.

VI. OLD BUSINESS

A. Discussion on Design Handbook/Landscape Manual Update

Greg reported that he and Amy discussed this today and they have submitted the revisions to the Design Committee for review. The new Handbook should be ready for a vote by the next Board Meeting.

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

Bob Lissner stated that he believes that the sewer plant would have to add some facilities to make this happen. He believes that this would cost them approximately \$100K. There is a project going in across the lake and he believes they may have to pay the sewer plant to get their water for construction, if that happens we can get a free ride, otherwise, he does not see it happening. Mark Wilson stated that he has seen an article that some folks are using the gray water from their homes to water their

landscaping so it's a thought that we could modify our homes to use this water. Beck Marko asked if the County could use a grant to assist with getting this reclaimed water process moving forward. It was discussed that Washoe County has their own personnel to apply for these grants. Bob Lissner stated that they would have to tear up some of our streets to get the piping done and that does get expensive. They agreed to discuss further at a later date. Bob Lissner agreed to put together a report and if we could get a grant, it really would save a lot of water.

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

Bob stated that he and Beck went to the NDOW meeting and they had a discussion with a woman from BLM and they are very interested in getting some of our Mule Deer money, but we need to determine how broad the terms are for our particular fund. Mark Wilson stated that there has been a lot of activity from NDOW recently and they are very interested in installing "guzzlers" on the Peterson Range for the sheep. He will be getting in touch with a gentleman next week to discuss this project.

D. Committee formation/solicitations (ARC, Landscape, Compliance liaison)

Bob Corrado explained that they are really trying to get the Community more involved and also to help EBMC out with the multitude of requests. Beck Marko stated that she does have some ideas, but she would like to get members of the Community more involved. Bob Corrado stated that they need to get together to form a plan of action on getting these committees in place.

E. Resource 1 bc – Reserve Study Proposal

Amy explained that normally, we wouldn't be due for a Reserve Study until next year, but because we have added several phases, it is time to get a new Reserve Study done. Bob Lissner explained the premise of the Reserve Study to the audience. The proposal that was presented was from Resource 1, who has prepared our previous study. Bob Lissner added that our fence stain program is increasing the life of our fences which causes the Reserve Study to correct their formula to accommodate the fact that our fences are lasting so much longer than expected.

Motion: Bob Corrado made a motion to approve the proposal as presented by Resource 1 in the amount of \$3,298 to produce a new Reserve Study. The motion was seconded by Mark Wilson and unanimously approved.

VII. NEW BUSINESS

A. Brightview Contract – Additional Phases to be added.

Bob Corrado explained that we have been presented with an updated contract from Brightview Landscape Services to include the additional phases that have recently been added. The contract price has been increased by about 10% which seems very reasonable.

Motion: Bob Corrado made a motion to accept the proposal as presented by Brightview Landscape Services in the amount of \$180,840.00/yr. to include the new phases. The motion was seconded by Beck Marko and unanimously approved.

B. Update on Violation & Fine Policy

Bob Corrado explained that because of the recent legislative update, the fine policy needs to be updated. Amy explained that the staggered fine structure that we are currently using is no longer acceptable. There was some discussion regarding the trashcan violations which start at \$25 for the 1st occurrence, then \$50 for the 2nd occurrence then subsequent occurrences would be \$100. Bob Corrado agreed to rework the current fine policy to determine how these violations will be classified. Bob Lissner added that really no one gets fined unless they are completely ignoring the Board's requests for compliance.

C. Security Patrol Services

Bob Lissner stated that he believes that Beck and Amy are closest to this issue and he would like to hear from them. Amy stated that the reports are not thorough and she would like to see better reporting because everything needs to be documents. Beck stated that they have changed the reporting once she requested it. Beck stated that she is no longer getting reply's from them. Mark Wilson agreed to reach out to them. Bob Lissner recommended that between Beck and Amy should decide who is primary and/or secondary. Mark asked for a list of items that he needs to discuss with them. Bob Lissner recommended that if Beck reaching out to Leon, and if that doesn't work, then it might be time to replace them.

VIII. NEXT BOARD MEETING DATE

July 19, 2022

IX MEMBER'S FORUM – OPEN FORUM

A. Michael

Homeowner asked about the solar lighting that has been installed on the mailbox near Ginny Creek on New Forrest. Bob Corrado explained that the Post Office tells Lifestyle where the mailboxes will go, but asked if Bob Lissner had heard anything about these lights. The homeowner really liked the lights, he thought they were both convenient and also helps for safety he also

thought they were motion sensed. The Board really liked the idea and thought it might be beneficial to get them installed on other mailboxes in the Community.

B. Delores Atkins

Homeowner stated that she loves the new park off New Forest where the flag is. Bob Corrado stated that Peter Lissner/Lifestyle Homes has been primary on the development of this park.


X. ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Mark Wilson and unanimously approved. The meeting adjourned at 6:48 p.m.

Respectfully Submitted,

Rebeka Whatley, Recording Secretary

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Board of Directors