

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING**
Tuesday, July 19, 2022
Held via Zoom.com

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

I. CALL MEETING TO ORDER

Mark Wilson called the meeting to order at 5:04 p.m.

II. MEMBER'S FORUM – Agenda Items Only

A. Louise Soufront

Homeowner stated that she would like to find out more about the impact that the new townhomes will have on traffic. Also she stated that she was opposed to having the Board Meeting begin at 5:00, she did not feel it would allow Homeowners to attend.

B. Monica Lieman

Homeowner stated that as discussed at the May 24 meeting, she is presenting a petition regarding having backyard chickens. She stated that she has 13 specific points in favor of backyard chickens.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve May 24, 2022 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Rebecca Marko made a motion to approve the May 24, 2022 minutes as presented. The motion was seconded by Bob Corrado and unanimously approved.

IV. REPORTS

A. Brightview Landscape Report

Amy stated that Greg was unavailable. They are spraying weeds and the fire break is about halfway done. This is regarding the common area off of Calistoga.

B. Security Report

Mark Wilson asked if there was a representative from APG available with a report. Amy stated that no, APG was not present at this meeting. Rebecca Marko explained that the Board has decided to hire a new security company. Alert Security will start on July 27, 2022. Mark Wilson stated that there is a representative from Alert Security present at this meeting and he asked him to introduce himself. Eric with Alert Security stated that he was invited by Amy and is looking forward to starting on July 27th.

C. Maintenance Report

Amy stated that Clint is back on property and Beck and Bob C have been helping in the community, but now that he is back he is working to get things caught up. Clint was available via telephone and added that there is more graffiti and broken lights because the kids have more time. He is working on getting caught up. Bob Lissner asked the policy regarding graffiti. Clint stated he covers it as soon as he sees it. It is more difficult with County stuff because the County is slow and the graffiti is difficult to remove from their equipment. Mark Wilson asked if Mom's and Dad's could assist with identifying these kids because it is costing the HOA a lot to mitigate this. Rebecca Marko also stated that she has been documenting the graffiti, so they can inform the new security company.

D. Manager's Report

Amy stated that she has been busy with work orders, architectural issues and she is about to send out the 2nd notice for the Homeowner fence stain program reminding them to come pick up their stain. The next item is the 2023 Budget which she said she would be working on for the next Board meeting.

E. Review Status Litigation/Pending Legal Action

Amy stated that there are some pending legal issues, but they are all related to enforcement.

- F. Actions Taken by the Board of Directors Outside of a Meeting-To be included in the minutes of the meeting.**
1. Alert Security Asset Protection Contract
As previously discussed.

V. FINANCIALS

A. Treasurer's Report

Robert Lissner stated that based on our budget, we should have a net loss by this time, but we are actually ahead by about \$92,000, he doesn't expect that to last, we are often ahead by this time each year. He anticipates it evening out by year end. He is potentially expecting an increase in Assessment for next year due to higher water costs and an increase in the amount we are scheduled to transfer into the Reserves.

B. Review and Accept Financial Report for April & May 2022.

The financial report was reviewed by the Board.

Motion: Bob Corrado made a motion to accept the financial report for April & May 2022 as presented. The motion was seconded by Mark Wilson and unanimously approved.

VI. OLD BUSINESS

A. Discussion on design handbook/Landscaping manual update

Greg Johnson stated that the amended and restated Design Handbook and Landscape Manual was previously presented to the Board for review.

Motion: Greg Johnson made a motion to adopt the amended and restated Design Handbook and Landscape Manual as presented. The motion was seconded by Rebecca Marko and unanimously approved.

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

Mark Wilson stated that this issue is likely a moot point because there is nothing happening for now.

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

Mark Wilson stated that he has made contact with a Nicole Hamblin at NDOW regarding reseeding the Peterson burn scar as well as installation of some high altitude guzzlers but he has heard nothing from her in two weeks. He will reach out again. He expressed some frustration regarding this issue.

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

Rebecca Marko explained that EBMC has asked for us to create some committees to assist with some of the issues that are coming up on a regular basis. Rebecca stated that she believes that the ARC and Landscaping Committees can be combined to help streamline. She believes that some people might be more comfortable talking with their neighbors if they are having issues. The second Committee that would be beneficial is the Community Outreach Committee, which is more of a basic "get to know your Community, Committee". She asked for volunteers and instructed anyone interested to email their information to Amy.

E. Update to Violation & Fine Policy

Mark Wilson explained that the Update to the Violation & Fine Policy is as a result of changes to NRS 116. He wanted to make sure that the Homeowner's understand that the Board are not the enemy here, they, like the Management Company are bound by NRS 116. Amy explained that the issue that we are trying to change is for the "staggering" of fines that was put into procedure a couple of years ago. It has been deemed that each type of violation would need to have a single amount adopted as penalty for that fine. So the fine policy had to be updated to adhere to this policy. Amy explained that if the Board adopts said policy tonight, it will then be sent to legal to get the final stamp of approval then out to the membership to become effective 30-Days after it has been provided to the Membership.

Motion: Rebecca Marko made a motion to adopt the Updated Violation and Fine Policy as presented. The motion was seconded by Greg Johnson and unanimously approved.

VII. NEW BUSINESS

A. CC&R's/Property Usage Rules – Allowance of chickens, Use of motorized vehicles on walking paths.

Amy Tupper explained that she was instructed to add this item to the agenda for Board discussion. As requested she has added the CC&R (3.2.5) and the Property Usage Rule regarding pets for discussion. It was discussed that in order to make a change to the CC&R's the Board would have to have a 51% vote in favor of making this change. Bob Corrado stated that he has seen an increase in motorized vehicles being ridden on the walking paths. Bob Corrado wanted to throw this out for discussion. Rebecca Marko confirmed that she too has heard of this causing a lot of safety issues as well. Bob Lissner stated that any rule

would need to be carefully crafted so as not to exclude the small electric scooters that small children might be using. Bob Corrado thought just adding signage might deter the behavior. Greg Johnson thought that possibly contacting the Sherriff's office to let them know that we are having an issue. Bob Lissner believes that having drone footage to find out where these motorcyces are going would be beneficial.

Motion: Bob Lissner made a motion to add patrols in the area at the correct time to deter the activity, add verbiage in our property usage rules to state that riding unauthorized vehicles on the walking paths is a nuisance and should be treated as such. The motion was seconded by Rebecca Marko and unanimously approved.

B. Dog Park Enhancements

Bob Corrado explained that they have been wanting to do some enhancements in the Dog Park. The Board is hoping to get some Community input for the enhancements. Lifestyle Homes has generously agreed to pay for approximately 2/3 of the project. Rebecca Marko thought a survey form could be posted on the website to see what kind of interest we can get from the Homeowner's. Rebecca Marko thought the shade structure similar to the one that was installed at the new park would be very nice. Amy was instructed to put a document on the website so that we could get some feedback from the Homeowner's. The item

Motion: Rebecca Marko made a motion to solicit input from the Community to determine what enhancements are desired and to solicit a Committee that will return a firm plan to the Board at the September meeting and in turn, the Board is committed to making a financial commitment for the dog park enhancements at the September Board Meeting. The motion was seconded by Mark Wilson and unanimously approved.

C. Revised Fire Breaks – Phases 23 & 24

Bob Corrado stated that for the two new phases, the fire department is requiring much larger fire breaks. Bob Corrado stated that Lifestyle Homes just wanted to get it on the record that Woodland Village would maintain the firebreaks as built. Rebecca Marko asked if the area would just be bare dirt, and Bob Corrado stated that yes, he believes it needs to be bare. Robert Lissner added that the HOA will be committed to manage the area in a manner that is sufficient to protect our Homeowners and satisfy the intentions of the fire department.

D. EBMC Management Contract (July 2022 – December 2022)

Mark Wilson stated that this is basically an addendum to extend our agreement through December 2022, there are no changes to the terms. Rebecca Marko was concerned that the presented contract stated 3 Committees and we have now combined the Architectural and Landscaping Committee into one. Mark Wilson thought it would be sufficient to move forward with just the two committees.

Motion: Rebecca Marko made a motion to accept the proposal with the combining of the Architectural and Landscaping Committees making the requirement only two Committees. The motion was seconded by Bob Corrado and unanimously approved.

E. 2022 Reserve Study – Resource 1bc

The Board reviewed the Reserve Study dated June 21, 2022 as presented. Robert Lissner believed the study was overly cautious and some of the costs are overstated. He believes we are looking about a one dollar per month increase to cover future costs to the Association. Robert Lissner gave a brief explanation as to the importance of the Reserve Study. Basically, it is required by the State of Nevada, but also a tool which can be used by the Board for budgeting purposes and to avoid any type of Special Assessment to the Membership in the event of a complete failure of one or more of the components listed.

Motion: Robert Lissner made a motion to adopt the July 1, 2022 Reserve Study as presented. The motion was seconded by Bob Corrado and unanimously approved.

F. Washoe County District 5 2022 Election – Introduction of Candidates (3 minutes each)

The Board had allowed time for the Introduction of Candidates, however none were available to speak at this meeting.

G. Padovan Consulting RFP – Sealed Bids

Amy Tupper explained that the Board had previously approved the RFP for the Woodland Village Path Pavement Maintenance Bids. There are two proposals available for review at this meeting. Bob Corrado stated that Woodland Village has been using Padovan Consulting for as long as he has been on the Board and he trusts his judgement.

Motion: Bob Corrado made a motion to accept the proposal as presented by SNC in the amount of \$44,832 for Path Pavement Maintenance as outlined in the RFP that was written by Padovan Consulting and previously approved by the Board. The motion was seconded by Rebecca Marko and unanimously approved.

VIII. NEXT BOARD MEETING

September 20, 2022

IX. 2ND MEMBER'S FORUM

A. Monica Lieman

Homeowner asked how many people needed to sign a petition to get the Board to begin work on changing the CC&R's. Robert Lissner explained that there is a significant cost for the Board to attempt this. We would need over 1,000 Homeowner's to respond in favor to get the CC&R's changed. Robert Lissner stated that the last time we attempted this, we received 200 responses and we were trying to change the CC&R's to discontinue the Mule Deer Fund which would reduce the dues. Rebecca Marko thought that if the Board could get at least 100 people or more to solicit the Board in favor of the change, she thinks the Board might be willing to at least attempt it.

B. Delores Atkins

Homeowner reiterated the previous Homeowners question. She added that she had no real issue with chickens, she was just concerned about roosters. The Homeowner also thought that the number of hens must be limited.

C. Homeowner

The Homeowner asked if the chicken question could be included in another mailing to reduce costs.

D. Robert Lissner

Homeowner asked if the next meeting could start at 5:30 p.m. He wants a formal agenda item at the next meeting to see if we can come up with a time that fits.

E. Skylar

Homeowner asked about the dues increase for Compliance, he just wanted to understand if it has been effective. The response from the Board is that it has been effective.

F. Louise

Homeowner asked where she could find traffic impact for the new townhomes. Robert Lissner stated that traffic studies were performed, and she is welcome to receive them from Washoe County. She also wanted to allow Monica Lieman to speak.

G. Robin

Homeowner apologized for not reviewing the new Landscape Manual. She asked when we did the last Reserve Study, the answer was 2018 unless you add phases. She also asked when the next election would be. Homeowner also felt that the Board should confirm with legal regarding any signage that is put up.

F. Monica Lieman

Homeowner stated that if the HOA is worried about the money it would require to send notices she would be willing to walk door to door to get the signatures that are required.

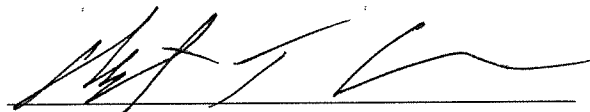
X ADJOURNMENT

Rebecca Marko made a motion to adjourn the meeting. It was seconded by Bob Corrado and unanimously approved. The meeting adjourned at 6:23 p.m.

Respectfully Submitted,

Rebeka Whatley

Rebeka Whatley, Recording Secretary


Board of Directors