

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING**

Tuesday, November 15, 2022

Held via Zoom.com

Board Members Present:	Bob Corrado, Robert Lissner, Rebecca Marko, Mark Wilson
Board Members Absent:	Greg Johnson
EBMC:	Amy Tupper, Community Manager, Rebeka Whatley, Recording Secretary
Other:	Katie Andrie, Greg w/Brightview, Eric w/Alert Security, Clint Griffin
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Bob Lissner called the meeting to order at 5:30 p.m.

II. MEMBER'S FORUM – Agenda Items Only

a. Ron Johnson

Homeowner asked to have his name removed from the ballot as he believes that the current Board is doing a great job.

b. Delores Adkins

Homeowner agreed that the current Board is doing a great job.

III. COMMUNITY

a. NDOW – Katie Andrie, Western Region Supervising Habitat Biologist

Katie Andrie was present at this meeting and discussed the proposed project and they want to collar the deer 3 bucks and 3 does in the Peterson herd. The purpose is to identify migration patterns and they are looking to learn more about this population, and they know there is a predator problem with this herd. They have secured about \$111,000 from other sources and they are requesting \$18,000 from Woodland Village to collar 6 animals. Bob Corrado was curious as to where exactly the collared animals were taken down by predators because he had heard rumors that there were mountain lions on Peterson, but it had never been confirmed. Rebecca Marko asked if they would receive updates. Katie Andrie stated that they do provide updates periodically to the Board. She said she was excited to work with this group and apologized for the previous lack of communication. Mark Wilson added that he and Katie had gone out on his side-by-side to identify some additional issues that need to be addressed. They will be working with BLM to try to get some of these projects rolling. He added that Katie will soon be working on securing grant funds for reseeding, and she will be looking to Woodland Village to obtain some additional funds for habitat restoration. Bob Lissner added that he has previously recommended working with the High School kids to engage in some projects, they work cheap and can benefit from the experience. Katie explained that they are always looking for community involvement.

Motion: Mark Wilson made a motion to support the project and approve the funding of \$18,000 from the Mule Deer Fund. The motion was seconded by Bob Corrado and unanimously approved.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

a. Review and Approve September 20, 2022, Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Mark Wilson made a motion to approve the September 20, 2022, minutes as presented. The motion was seconded by Bob Corrado and unanimously approved.

V. REPORTS

a. Brightview Landscape Report

Greg w/Brightview was present at this meeting. He gave a brief report and stated that they have been working on trimming, leaf removal and Fall cleanup. They will be applying the preemergent for cheat grass next week.

b. Security Report

Greg with Alert Security was present at this meeting and gave a brief report.

c. Maintenance Report

Clint Griffin was present at this meeting and gave a brief report on maintenance issues within the Community.

d. Manager's Report

Amy Tupper reported that she has been working on getting all the mailer's out. We are doing a "Meet the Candidates" night on the 17th and then the Annual Meeting on the 29th. Bob Lissner asked if the notice was out for the "Meet the Candidates"? Amy stated that it went out with the ballots, and she plans to do an e-blast.

e. Review Status Litigation/Pending Legal Action

Amy stated that they had nothing new to discuss, the only Litigation of Pending Legal action is for enforcement.

f. Actions Taken by the Board of Directors Outside of a Meeting-To be included in the minutes of the meeting

1. 2023 Budget Revised

Amy explained that at the September meeting, the Board approved an increase in the Assessments for 2023, however the Board determined that an increase would not be needed at this time due to the extra cash we had in the Operating Account which was used to "Balance the Budget" so to speak without needing to increase the Assessments for 2023. The Board intends to revisit the issue about mid-year. This revision was approved by the Board via "Consent in Lieu" because the Budget needed to get out to the Homeowners.

VI. FINANCIALS

a. Treasurer's Report

Bob Lissner stated that the Reserve Study required the HOA to increase the amount that was due to the Reserves for 2023 which was the original intention of the Board to raise the Assessments to compensate. He added that we have been keeping track of the needs of the community and being very careful with our money. He is not seeing any issues on the financial reports, and he believes that the year-end totals are going to be right in line with our budget for 2022.

b. Review and Accept Financial Report for August & September 2022.

The Financial Report was reviewed by the Board.

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

VII. OLD BUSINESS

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

There have been no new developments regarding this item. Mark Wilson stated that he saw an advertisement for a company in California that sells water reclamation units that are installed in sewer plants and other commercial entities, and they are plugging these units into where the water is being discharged and once it has been filtered, the water is potable. The units cost about one million dollars each. This reclaimed water can be used for the wildlife. Bob Lissner stated that yes, this is an option, but there are lots of complications, one of which is that the water is easily disposed of in the summer, but there is no way to get rid of it in the winter. They are trying to get recycled water for irrigation for Cold Springs.

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

This issue was previously discussed during the Mule Deer proposal. Mark added that there is a non-native plant that BLM has authorized in other burn scars, but they are balking it for the burn scar on Peterson, so that is kind of what is holding us up. It is a great option for reseeding and the animals love it. Bob Lissner recommended that we try to get a position paper from BLM to see what their reasoning is.

c. Committee formation/solicitations (ARC/Landscape, Community Outreach)

Rebecca Marko stated that she believes we now have 4 interested members so now they are just working on the charter. She hopes to get this Committee up and running soon.

d. Dog Park Enhancements

The Board has been looking at completing some dog park enhancements. Bob Lissner explained that he has been working on this issue, but he has not received a response from the County. He believes there are funds available he is just waiting for confirmation from the County. Bob Lissner added that the Parks Department did a survey to find out what residents' thought was needed, and strangely, it was decided that we have more parks than we need. He believes that they should let us do what we want to do in the dog park.

e. Maintenance of fence along Village Parkway

Bob Corrado stated that he believes that it is beneficial to the Community to maintain these fences. He added that he has had several conversations with other Homeowner's they were also in favor of maintaining them. Bob Corrado stated that the attorney has provided the opinion that the HOA is not permitted to maintain the fence along Village Parkway because the fence is on

County property. He explained that they are still trying to figure out a way that the fence can be maintained because it really does detract from the entrance to Woodland Village. Bob Lissner stated that he is going to reach out to his Corporate Attorney to see if there is some sort of work around.

VI. NEW BUSINESS

a. DHLM - Revision

Amy explained that these Guidelines have been reviewed and there were some proposed revisions from both Greg Johnson and Peter Lissner. Amy Tupper believes that the Board should have some additional time to review the documents before deciding. It was determined that discussion on this matter would be postponed until the next meeting. Bob Lissner stated that he believed that Lifestyle Homes is potentially planning to offer a rebate for new Homeowner's that complete their landscaping installation within one year. Amy Tupper added that the Compliance Department is monitoring these as well.

b. Property Usage Manual - Revisions

This issue was discussed in conjunction with item a. on this agenda. It was determined that the Board would take some additional time to review the documents.

c. Mule Deer – Funding Request

As discussed previously in this meeting. This project has been approved for funding.

d. 2022 Taxes & Financial Audit – Jackson and Jackson Engagement Letter

Bob Corrado stated that he believes that the proposal is the same as the 2021 Audit. The Board asked if the previous audits were acceptable. Rebeka Whatley responded that the work was acceptable, but quite delayed. She believed it was due to staffing issues.

Motion: Bob Corrado made a motion to accept the proposal as presented by Jackson and Jackson CPAs for the 2022 Tax Return and Audit. The motion was seconded by Mark Wilson and unanimously approved.

e. Walking Trails – Name the Paths

Bob Corrado explained that to attempt to limit confusion, they have come up with a system for naming the trails so that they can more easily identify locations. Rebecca Marko was instructed to prepare a survey so that the Homeowner's can input naming suggestions.

f. Brightview Landscaping – Street Tree Removal/Replacement

Bob Corrado explained that he and Amy toured the community and found 62 trees that needed to be replaced. Mark Wilson explained that the costs per tree includes removal and replacement. Mark Wilson agreed to start a list of trees that do seemingly well at Woodland Village.

Motion: Mark Wilson made a motion to accept the proposal in the amount of \$14,746.37 to replace 62 street trees as presented by Brightview with tree selections to be determined later. The motion was seconded by Bob Corrado and unanimously approved.

VII. HOMEOWNER CORRESPONDENCE

a. Request for Pickle Ball Court

A Homeowner asked how she might begin the process of getting a pickle ball court added to the amenities for Woodland Village. The Homeowner was present at this meeting to discuss the issue. There was some discussion about asking the Parks Department to provide funding to add a pickle ball court to one of the existing parks. The Board agreed to add the issue to the survey that was previously discussed.

X. NEXT BOARD MEETING

a. January 2023 – Date TBD

XI. 2ND MEMBER'S FORUM

A. Delores Adkins

Homeowner asked whether the Homeowner or the HOA needs to trim the tree on the corner of Georgetown and Sandpiper there is a stop sign and a street sign there, but you cannot see either due to the tree.

Action: Amy was instructed to send Clint to look at/trim the tree.

B. Louise Soufront

Homeowner asked if email blast can be used to notify Homeowner's of their wintertime responsibilities.

Action: Rebecca Marko believed that would be a great responsibility for the Outreach Committee.

C. Rebecca Marko

Announcement that the Holiday Lights signups are going out. Check out all the stuff going on at the Family Center.

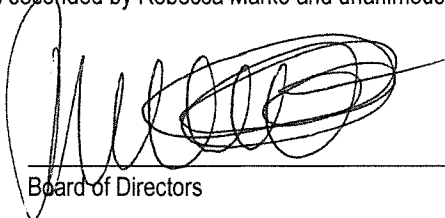
XII. ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Rebecca Marko and unanimously approved. The meeting adjourned at 8:02 p.m.

Respectfully Submitted,

Rebeka Whatley

Rebeka Whatley, Recording Secretary



Board of Directors