

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, January 24, 2023
Held via Zoom.com

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

I. CALL MEETING TO ORDER

Bob Lissner called the meeting to order at 5:34 p.m.

II. MEMBER'S FORUM – Agenda Items Only

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

III. ORGANIZATION OF THE OFFICERS

Bob Corrado explained that because they recently had an election, we have to officially organize the positions of the Executive Board.

Motion: Rebecca Marko made a motion to nominate Bob Corrado as President, Mark Wilson as Vice President, Robert Lissner as Treasurer and Greg Johnson as Secretary. The motion was seconded by Mark Wilson and unanimously approved.

IV. COMMUNITY

A. Board Member – Beck Marko

Rebecca Marko stated that the Cold Springs Family Center recently hosted the Christmas Light Contest and it provided a lot of community participation. They also had the Holiday Light Bizarre which was fund and they invite all of the North Valley's residents to come. This Spring they will again have the Easter Egg Hunt on April 8 times will be announced on the Facebook page. We also had the first Support Our Seniors drive and it was a huge success. They received a lot of donations and they have been distributed to our local seniors. Pandora also wanted her to announce that they have the Foodbank for Seniors (Senior Boxes) and it is the third Friday of every month from 10:15-10:45 am. All of the activities are posted on the website at Coldspringsfamilycenter.com.

V. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve November 15, 2022, Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Mark Wilson made a motion to approve the November 15, 2022, minutes as presented. The motion was seconded by Rebecca Marko and unanimously approved.

VI. REPORTS

A. Brightview Landscape Report

Greg was present at the meeting from Brightview. Over the past few weeks, we have been under snow and rain. They have been working on picking up any broken branches. Amy added that, at the last Board meeting, the Board approved the replacement of the street trees, but not the specific species. Rebecca Marko stated that she is mostly concerned about the suckers of the flowering pear trees. Greg stated that it is very hard to find trees that do not have the suckers. He stated that they could look at some less invasive species. Bob Corrado stated that he might be inclined to sacrifice some growth for less suckers, the shallow roots seem to be causing a lot of problems in the community. Mark Wilson stated that he had previously submitted a list of trees that would do well at Woodland Village. He asked Amy to forward the list to Brightview.

B. Security Report

Erik with Alert Security was present at this meeting. He stated that over the last month they have reported 60 lights that were out. They had one suspicious vehicle that was taken care of. They had a resident call from a Homeowner that someone had attempted to gain access through their side gate, so they are watching that. Erik also added that the GPS has now been installed in their vehicle.

C. Maintenance Report

Clint was present at this meeting and reported that he has been buried in snow and clearing branches. He has been spreading sand to the icy areas. Clint added that he has been receiving the light reports, but it has been so cold and icy so he is working on getting the bulbs replaced, but with the ice, he is just waiting until its safer. He appreciates everyone's help with picking up the litter that blows in.

D. Manager's Report

Amy stated that she is starting to work on the fence stain program for Homeowner fences and common area.

E. Review Status Litigation/Pending Legal Action

Amy stated that the only pending legal action or litigation is due to enforcement issues.

IV. FINANCIAL REPORTS

A. Treasurer's Report

Bob Lissner stated that as of the end of November we have an excess of revenue over expenses of about \$100K. We still have another month to go, but we shouldn't lose money. We have a healthy reserve balance. He is still feeling that there is no justification for increasing Assessments in June. Bob Lissner added that they are adding Townhomes, but they will pay their own Assessments and they will be subject to the same rules so there should be no financial impact for Woodland Village.

B. Review and Approve Financial Report for October & November 2022.

The financial report was reviewed by the Board.

Motion: Bob Corrado made a motion to accept the financial report for October & November 2022 as presented. The motion was seconded by Rebecca Marko and unanimously approved.

V. OLD BUSINESS

A. Wildlife Space-Discussion to add reclaimed water service to space and planting for wildlife.

Bob Corrado stated that they are just keeping this on the Agenda for a place holder. They are still hoping for the availability of reclaimed water for our landscaping, for now the cost is prohibitive.

B. Discussion regarding NDOW feedback, discussion regarding winter forage for animals – Donation thank you letter.

Mark Wilson stated that he received feedback from NDOW and they were successful in collaring 6 deer. The board reviewed the thank you letter that was received for our donation. Mark added that they are looking at dates for volunteer opportunities and he will let everyone know when confirmed.

C. Committee formation/solicitations (ARC, Landscape, Community Outreach) Charter Revisions

Rebecca Marko stated that they have been working on the Charter with legal. They are hoping to get the Community Outreach Committee up and running. Amy said she reached out to Integra about coming up with a specific email address for the Committee. Rebecca Marko stated that she has already received indications from 5 Homeowner's that they would be willing to serve on the Committee.

Motion: Rebecca Marko made a motion to approve the revisions for the Community Outreach Committee Charter. The motion was seconded by Bob Corrado and unanimously approved.

D. Dog Park Enhancements

Bob Corrado stated that they have just not heard anything back from the Parks Department. Robert Lissner was concerned that a specific Board Member should be assigned to the task so that there is only one contact. Bob Corrado agreed to take this project on.

E. DHLM-Revisions

This item was combined with the discussion of "Property Usage Rules".

F. Property Usage Rules-Revisions

Bob Corrado stated that there has now been a final revision and we are looking at getting this approved tonight. Amy explained that there were very minor changes to basically simplify the documents.

Motion: Bob Corrado made a motion to accept the revised Design Handbook and Landscape Manual as presented. The motion was seconded by Rebecca Marko and unanimously approved.

G. Walking Trails – Name the Paths

Rebecca Marko explained that she had send out a poll to the Homeowners to see if they had any ideas of what the various trails could be named.

- Trail 1 – Dog Park Trail
- Trail 2 – Inskeep Trail
- Trail 3 – Village Trail
- Trail 4 – Cattail Trail
- Trail 5 – Basin Trail
- Trail 6 – Desert Lakes Trail
- Trail 7 – East Forest Trail
- Trail 8 – West Forest Trail
- Trail 9 – Forest Park Trail
- Trail 10 – Bear Lake Basin Trail

IX. NEW BUSINESS

A. EBMC 2023 Contract – Renewal Only

The Board reviewed the management contract as presented. Amy explained that the contract will remain the same as the 2022 Contract with the exception of the payroll processing fee which was increased to 8.0%, but that was already reflected in the 2023 Budget.

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

X. NEXT BOARD MEETING DATE SCHEDULED

March 21, 2023 – This meeting will be in person at the Community Center.

XI. 2ND MEMBER'S FORUM

A. Vincent Wilkins

Homeowner asked when the Village Grill might re-open. Bob Lissner stated that he believes they will be open in about a month.

B. Louise Souffront

The Homeowner commented on the newsletter, but she asked why it didn't include information about sidewalk and hydrant clearing information. Amy stated that Compliance is citing Homeowners who have not cleared their sidewalks.

C. Dave McCool

The Homeowner stated that he walks his dog and there are some Homeowner's that never clear their sidewalks.

IX NEXT BOARD MEETING

A. Bob Corrado stated that the next Board meeting is scheduled for March, 21, 2023. The place, time and format will be provided at a later date.

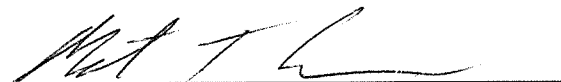
X ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Rebecca Marko and unanimously approved. The meeting adjourned at 6:41 p.m.

Respectfully Submitted,

Rebeka Whatley

Rebeka Whatley, Recording Secretary



Board of Directors