

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, March 21, 2023
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:	None
Homeowners Present:	List on File with Management

I. CALL MEETING TO ORDER

Bob Corrado called the meeting to order at 5:32 p.m.

II. MEMBER'S FORUM – Agenda Items Only

No Homeowner's spoke, no action was taken.

III. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve January 24, 2023, Board Meeting Minutes

The meeting minutes were reviewed by the Board. Several corrections were noted.

Motion: Bob Corrado made a motion to approve the January 24, 2023, minutes as amended. The motion was seconded by Rebecca Marko and unanimously approved.

IV. REPORTS

A. Brightview Landscape Report

Amy reported that Brightview is working on pre-emergent, and they are also working on cleanup after the snow and pruning. They will turn on the irrigation in about 30 days. They will begin removing trees from front yards next month.

B. Security Report

Eric with Alert Security was present via Zoom. They have been working on lights that are out. Calls numbers have been down likely due to the weather. Beck and Bob C talked about some vehicles break ins that they were informed about. They have been having some staffing issues with coverage, but they have been working through it. They are trying to get on track with a hiring event. Bob C stated that they had previously done vacation watches, and Amy confirmed that Alert Security would be able to offer this service. Eric stated that the Homeowner would just need to complete a form with their contact information and permission for the officers to be on the property in case something is noticed that needs to be investigated. Bob Lissner stated that they have been using the Bouncy Ap which shows exactly where the patrol vehicles are, and it appears that they are hitting every street, but routinely missing Georgetown. It appears that the officers are following directions and making changes when necessary.

C. Maintenance Report

Clint reported that he is mostly working on cleaning up after the snow. He has also been working on lights. He also reported that they are still working on the power issue on Baby Bear. Lifestyle has provided solar lights until the problem is repaired. He has been keeping an eye on drains to keep them clear. Rebecca Marko stated that she has had several Homeowner's reach out to say how quickly he is responding and how nice he is.

D. Manager's Report

Amy stated that other than the regular day-to-day stuff she has been working on the stain program. Bob C thanked Amy for coming out on a Sunday to check on the drains. She will be working on getting bids for the next Board Meeting.

E. Review Status Litigation/Pending Legal Action

Bob C stated that he does not believe we have any current or pending litigation at this time. The only pending action we have currently is for enforcement matter.

V. FINANCIAL REPORTS

A. Treasurer's Report

Bob L stated that the financial reports are available to everyone, just email EBMC and they will send them to you. He continued to state that the Board made the right decision not to raise the dues. We are making sure our funds are not at risk for with all of these banking issues that are going on. The Mule Deer fund has about \$120,000 that we need to figure out a way to spend and about \$650,000 in Reserve for future major projects which we are required to maintain.

B. Review and Accept Financial Report for December 2022.

The financial report was reviewed by the Board.

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

VI. OLD BUSINESS

A. Wildlife Space – Discussion to add reclaimed water service to space and planning for wildlife.

Bob C stated that there have been no new developments on this issue. Bob L stated that he believes we should remove this item from the agenda because nothing will be happening for about a year.

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

Bob C stated that we recently did a collaring project for the deer. Mark Wilson stated that he would be reaching out to his contact next week for some Spring/Summer projects.

C. Committee formation/solicitations (ARC, Landscape)

Amy stated that they have now officially created the Community Outreach Committee. The Members are: Bryan Lowery, Rhonda Gonzalez, Michael Petracca Sr. and Ron Johnson. Rebecca Marko explained the purpose of the Committee and asked that the new members formally introduce themselves to the Homeowners that were present. Amy explained that the email address for the Committee is posted on the web portal.

Motion: Rebecca Marko made a motion to appoint Rebecca Marko as Committee Chairperson and Bryan Lowery, Rhonda Gonzalez, Michael Petracca Sr., and Ron Johnson as Committee Members. The motion was seconded by Bob Corrado and Unanimously Approved.

D. Dog Park Enhancements

Bob Corrado explained that it has been determined that Washoe County has some funds available to assist us with enhancements to the Dog Park. He and Rebecca Marko will begin working on this project within the next couple of weeks.

VII. NEW BUSINESS

A. Fence Stain Program – 4 Year

Bob Corrado stated that they have moved from a 3-year program to a 4-year program because the paint/stain product we are using is holding up better than expected. There are some stragglers that haven't been updated, but if you have an issue with your fence, please reach out to Amy and we will get you some stain.

Motion: Bob Corrado made a motion to adopt the new 4-year stain program as presented. The motion was seconded by Mark Wilson and unanimously approved.

B. Marquis Signage

Mark Wilson stated that he believes that a new Marquis sign might be a way to post Community Announcements and events. Amy Tupper provided several options for the signs.

Motion: Bob Corrado made a motion to approve an amount not to exceed \$2,000 for two Marquis signs with lights. The motion was seconded by Mark Wilson and unanimously approved.

C. Vacation Watch - Security

Per the discussion under Reports, it has been determined that Alert Security does have the ability to conduct vacation watch services.

Motion: Bob Corrado made a motion to adopt the policy of establishing the vacation watch process for Alert Security. The motion was seconded by Bob Lissner and unanimously approved.

D. Village Center Drive Potholes – SNC Estimate

Mark Wilson asked what the cost of installing metal plates over the potholes is until we can get them repaired. Amy was instructed to investigate renting Trench Plates and signs. Mark Wilson recommended that Clint could go and measure the areas.

VIII. NEXT BOARD MEETING DATE SCHEDULED

May 16, 2023

IX 2ND MEMBER'S FORUM

A. Skylar

The Homeowner liked the idea of the marquis signs but wanted to know how the HOA would handle vandalism.

B. Bob Lissner

The homeowner stated that we did not have the information in time for this Board Meeting, but we have been looking at splitting the tractor park, but the cost was high, and we are now looking at leasing the tractor park to the HOA for about \$1 per year. The HOA could then ensure the parcel, but they will discuss the issue at the next Board Meeting. Bob Corrado stated that this could allow the HOA to legally maintain the park. Beck stated that the area is very popular.

C. Monica

The homeowner wanted to make sure that everyone saw that on Next Door she received a lot of signatures on her petition to change the rules to allow backyard chickens. The homeowner asked why the HOA could say no if she received 70% in favor of changing the rule. Bob Corrado explained the process that would be necessary.

D. Ron Johnson

The homeowner recommended that they turn the issue over to the Outreach Committee.

E. Regina

The homeowner stated that she would be a homeowner who was opposed to changing the rule regarding backyard chickens.

F. Louise Souffront

The homeowner recommended that the Board send out a notice via email and place the item on the agenda and see what the level of interest would be.

G. Michael

The homeowner stated that as he is coming down New Forest toward the school, he noticed that one of the signs is not visible because of a tree. The Homeowner also asked about the dog park and if there was any consideration for a smaller park area.

H. Rebecca Marko

Stated that every Friday from 10 to 12 anyone in need can come to pick up items. They do not have to be Homeowners or residents of Cold Springs. It's just a great resource. She also announced the Easter Egg Hunt that is scheduled for April 8 and they are looking for donations of candy. The goal is 10,000 eggs this year.

J. Monica

She stated that she liked the idea of the marquis signs because some Homeowner's do not frequent social media.

K. Natalie

The homeowner was concerned about the security patrol and how often the patrols are supposed to be on her street.

L. Bob Lissner

Bob L explained that we have had issues periodically with the juveniles in the Community, but we will find them and we have the means to deal with them quickly.

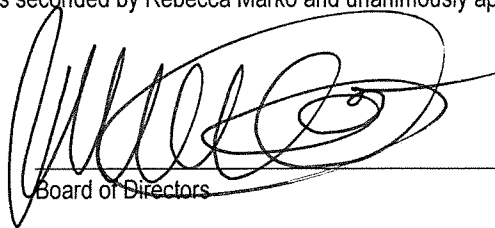
X. ADJOURNMENT

Bob Corrado made a motion to adjourn the meeting. It was seconded by Rebecca Marko and unanimously approved. The meeting adjourned at 7:16 pm.

Respectfully Submitted,

Rebeka Whatley

Rebeka Whatley, Recording Secretary



Board of Directors