

**WOODLAND VILLAGE  
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, May 16, 2023  
Held via Zoom.com

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

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**I. CALL MEETING TO ORDER**

Bob Corrado called the meeting to order at 5:36 p.m.

**II. MEMBER'S FORUM – Agenda Items Only**

No Homeowner's spoke, no action was taken.

**III. NORTH COLD SPINGS – DESERT CLEANUP**

Mark Wilson stated that this Saturday at May 20 at 8am Paul McKenzie has organized a desert cleanup for Cold Springs. There will be a 30 yard dumpster, which has been donated by Waste Management, placed on the West side of New Forest near the sewage plant. So if everyone can meet there they will be handing out garbage bags. All of your help will be greatly appreciated.

**III. APPROVAL OF PREVIOUS MEETING MINUTES**

**A. Review and Approve March 21, 2023, Board Meeting Minutes**

The meeting minutes were reviewed by the Board.

Motion: Bob Corrado made a motion to approve the March 21, 2023, minutes as written. The motion was seconded by Mark Wilson and unanimously approved.

**IV. REPORTS**

**A. Brightview Landscape Report**

Greg and EJ were on the line and provided a brief report. EJ stated that last month they worked on fertilization and pre/post-emergent, pruning and started lawn care. They are working on getting the water going, they have exposed drip lines, sprinkler issues and main water issues that they are contending with. He added that the new construction near the Village Grill has caused a lot of issues that they are working on. Mark Wilson asked about the HOA trees and why they are not removing the old trees, just cutting them down and planting the new tree next to the stump. EJ agreed to review the issue and the contract to see what was promised and what was done. Rebecca Marko was concerned that some of the stumps were above the ground and could not be easily covered. Greg stated that they would take care of it. Bob Corrado stated that there are tumbleweeds and trash in the culverts that need to be addressed.

**B. Security Report**

Eric with Alert Security was not present at this meeting. Bob Corrado stated that there was a gentleman that threatened the security officer, and he was removed from the property by WCS. Rebecca Marko was very happy with Bouncy and the reports are easy to read and the Board can see when and where the security guards.

**C. Maintenance Report**

Amy stated that they have been receiving a lot of fence board requests, so Clint has been very busy with that. He has been repairing and building fencing that was damaged by vehicles. He also installed one of the marquee signs.

**D. Manager's Report**

Amy stated that she has been keeping very busy with maintenance requests and architectural. She is working on the insurance renewal and filing claims for fence repairs.

**E. Review Status Litigation/Pending Legal Action**

Bob Corrado stated that there is nothing going on except regarding enforcement.

## V. FINANCIAL REPORTS

### A. Treasurer's Report

There was no treasurers report.

### B. Review and Accept Financial Report for January & February 2023.

The financial report was reviewed by the Board. Bob Lissner was concerned about the color of the financial reports and was unable to read them clearly.

### C. Mule Deer Fund – Transferring of funds to a CD.

There was some discussion regarding purchasing some CD's using the funds that we have set aside for the Mule Deer.

## VI. OLD BUSINESS

### A. Discussion regarding NDOW feedback, discussion regarding winter forage for animals.

Mark Wilson stated that they are in the process of obtaining grant funds for the reseeding of the burn scar on Pederson Mountain. Mark agreed to reach out to his contact.

### B. Dog Park Enhancements.

Bob Corrado stated that they are planning for a couple of pergolas right now with benches. He is also working on the costs for some benches and getting the water back up and running again. They are making progress.

## VII NEW BUSINESS

### A. Padovan Consulting – Proposal for Maintenance Services.

Bob Corrado explained that Padovan Consulting is an asphalt consultant that we have been working with for several years to help keep us in line regarding our paving projects. His proposal also included construction oversight once the Board has selected a contractor. Seth also presented a Asphalt Path Maintenance Summary for the Board to Review from 2021, which listed the areas of concern from his inspection at that time.

Motion: Bob Corrado made a motion to accept the proposal for Pavement Maintenance and Construction Management for the Path System as presented. The motion was seconded by Rebecca Marko and unanimously approved.

### B. Padovan Consulting – Proposal for Pavement Reconstruction.

The Board reviewed a Proposal as Presented by Padovan Consulting for pavement maintenance and construction management. The cost for preconstruction services and RFB Preparation will be \$3,800 and the cost for Construction Administration would be at a rate of \$150/hour with an estimated cost of \$3,600.

Motion: Rebecca Marko made a motion to accept the proposal as presented by Padovan Consulting for Pavement Maintenance and Construction Management. The motion was seconded by Bob Corrado and unanimously approved.

## VIII. NEXT BOARD MEETING DATE SCHEDULED

July 18, 2023

## IX 2<sup>ND</sup> MEMBER'S FORUM

### A. Dave McCool

The homeowner had a comment regarding some irrigation issues. He was unable to get the email to Amy as it was undeliverable. He was also concerned about motorized vehicles on the walking paths. He stated that he is a dog walker and there are yards with overgrown plants that block the sidewalks. He wanted the Board to know that there are many residents that do not clear their sidewalks of snow.

### B. Homeowner

The homeowner wanted to just thank the Lissner's for their support with Cold Springs Crossings.

### C. Anna Vega

The homeowner asked about fencing and staining. She was also concerned about fireworks within the Community. The Board stated that fireworks are illegal, so if she knows who is lighting them, report them to the Sheriff's office. Homeowner's can also report the issue to the Management Company and they will send them a notice. Amy also stated to call Alert Security as well. Bob Corrado was concerned about the fire danger.

**D. Rebecca Marko**

The homeowner stated that she has had a few reports of speeding in the Community and she has been reporting it. She added that Woodland Village is seriously lacking in reporting, so they are seriously lacking in patrols.

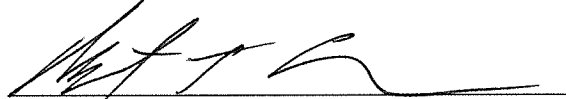
**X ADJOURNMENT**

Bob Corrado made a motion to adjourn the meeting. It was seconded by Rebecca Marko and unanimously approved. The meeting adjourned at 6:43 p.m.

Respectfully Submitted,

*Rebeka Whatley*

Rebeka Whatley, Recording Secretary



Board of Directors