

WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING AGENDA
TUESDAY, NOVEMBER 14TH, 2023 AT 5:30 PM
10509 PROFESSIONAL CIRCLE, SUITE #200, RENO NV 89521

OR VIA ZOOM: <https://us06web.zoom.us/j/4199520664?pwd=RLiv8G9gCPUu7iLbLt7bShjSPZRcb.1>

Meeting ID: 419 952 0664 – Password: 54321

Dial: 1-(669)-444-9171

Please note that the Board may take action on any of the following items:

1. **CALL TO ORDER, BOARD INTRODUCTIONS, ROLL CALL, AND DETERMINATION OF QUORUM** - Per NRS116, the Association will audio record the meeting. A homeowner may record on audiotape or any other means of sound reproduction a meeting of the homeowners if the homeowner, before recording the meeting, provides notice of intent to record the meeting to the other homeowners who are in attendance at the meeting.
2. **HOMEOWNER FORUM** Owners have the right to speak to the Board. This period is devoted to comments from property owners and discussion of those comments related to items on the agenda. Please note that the Board has the authority to limit the time for individual comments. A time limit of three (3) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.
3. **MINUTES** – Approval of the September 19th, 2023, Board Meeting Minutes – Action
4. **FINANCIAL REPORT**
 - a. Treasurer's Report
 - b. Review and accept current unaudited financial reports – Discussion/Action
6. **REPORTS – DISCUSSION/ACTION**
 - a. Brightview Landscape Report - Discussion
 - b. Security Report - Discussion
 - c. Maintenance Report - Discussion
 - d. Manager's Report - Discussion
 - e. Review Status Litigation/Pending Legal Action
 - f. Actions Taken by the Board of Directors Outside of a Meeting – To be included in the minutes of this meeting.
 1. Brightview Proposal - Repair Wash Out/Removal of Trees (Sandpiper) – Action Taken
 2. Brightview Proposal – Repair Erosion Damage off Cat Tail Trail – Action Taken
 3. Brightview Proposal – Erosion at Forest Park Basin – Action Taken
 4. 2024 Budget – Action Taken
 5. Clarkson Law Group – Contract Corporate Counsel Services – Action Taken
7. **OLD BUSINESS**
 - a. Discussion regarding NDOW feedback, discussion regarding winter forage for animals – Discussion/Action
 - b. Unauthorized Motor Vehicles – Property Usage Rules – Discussion/Action
8. **NEW ASSOCIATION BUSINESS**
 - a. SNC – Walking Path Maintenance 2023/2024 – Discussion/Action
 - b. Brightview – Snow Removal 2023/2024 Contract – Discussion/Action
9. **HOMEOWNER FORUM** Owners have the right to speak to the Board. This period is devoted to comments from property owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised during this portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken later. Please note that the Board has the authority to limit the time for individual comments. A time limit of three (3) minutes has been allotted per individual. No individual can give away their allotted time to expand another individual's time.
10. **ADJOURNMENT**

The purpose of this notice/agenda is to inform you of the date, time, place, and action items of the upcoming scheduled meeting of the Board of Directors. This meeting will be recorded in accordance with NRS 116. Draft minutes of this meeting will be available within 30 days after the meeting date. The Agenda may be revised up to 72 hours prior to the date of the meeting and at Board discretion. Minutes, as well as any updated versions of this agenda, together with other important HOA information are posted on the website at www.townsg.io. A copy of the audio recording, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

MINUTES: Per NRS 116.31083, only the substance of matters proposed, discussed, or decided at the meeting are included in the minutes (they are not presented verbatim). The substance of remarks made by any unit's owner who addresses the Executive Board at the meeting must be included if the unit's owner requests that the minutes reflect their remarks or, if the unit's owner has prepared written remarks, a copy of their prepared remarks if the unit's owner submits a copy for inclusion. The Executive Board may establish reasonable limitations on materials, remarks, or other information to be included in the minutes of its meetings.

A unit's owner may record a meeting of the Board (except Executive Sessions) if the unit's owner, before recording the meeting, provides notice of their intent to record the meeting to all present. An Executive Session of the Board may be held prior to, or after, the Board meeting to discuss CC&R violations and attorney client privilege matters.