

**WOODLAND VILLAGE**  
**BOARD OF DIRECTORS MEETING MINUTES**  
Tuesday, July 18, 2023  
Held at EBMC, 5011 Meadowood Mall Way or via: Zoom.com

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<b>Board Members Present:</b>	<b>Bob Corrado, Robert Lissner, Rebecca Marko, Mark Wilson</b>
<b>Board Members Absent:</b>	<b>Greg Johnson</b>
<b>EBMC:</b>	<b>Amy Tupper, Community Manager, Rebeka Whatley, Recording Secretary</b>
<b>Other:</b>	<b>Jane/Katie Grace Foundation, Greg w/Brightview, Katie Anderle/NDOW</b>
<b>Homeowners Present:</b>	<b>List on File with Management</b>

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**I. CALL MEETING TO ORDER/ROLL CALL**

Mark Wilson called the meeting to order at 5:31 p.m.

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

No Homeowner's spoke during this portion of the meeting.

**III. COMMUNITY ANNOUNCEMENTS**

**A. Katie's Favorites**

Jane was present at this meeting to explain about the Katie Grace Foundation. This partnership with Kathie Grace began on 2/17/2023 and now we have over 100 participants each week. The Cold Springs Family Center has provided space for them, and they are grateful to be able to provide for the less fortunate families in Cold Springs Valley. Bob Lissner added that if anyone sees fruit trees that have ripe fruit, there are about 100 people that will take that home with them. Rebecca Marko stated that she has a calendar that has all of the specific events for Cold Springs and anyone can just call her if they want a copy.

**B. Community Outreach Committee – Resignation (Michael Petracca)/Appointment (Delores Atkins).**

Rebecca Marko stated that Michael Petracca resigned from the Committee and Delores Atkins has volunteered for the Committee, so she just needs an official appointment.

Motion: Rebecca Marko made a motion to appoint Delores Atkins to the Community Outreach Committee. The motion was seconded by Mark Wilson and unanimously approved.

**C. NDOW – Katie Anderle (Mule Deer Fund)**

Katie Anderle was present at this meeting and discussed a new project that they have been working on.

**IV. APPROVAL OF PREVIOUS MEETING MINUTES**

**A. Review and Approve May 16, 2023, Board Meeting Minutes**

The meeting minutes were reviewed by the Board.

Motion: Mark Wilson made a motion to approve the May 16, 2023, minutes as written. The motion was seconded by Rebecca Marko and unanimously approved.

**V. REPORTS**

**A. Brightview Landscape Report**

Greg with Brightview was present at this meeting and stated that due to the recent issues we have been having, they are working diligently to correct quite a few things. They are working on being more proactive and they have a new irrigation tech so they are hopeful to get some of the issues figured out.

**B. Security Report**

There was no one present from Alert Security. Greg Wilson stated that we all live out here so if you see something going on, regardless of the time of day or who is committing the offense, please try to get a picture and please report the incident to Washoe County because our security is not on property 24 hours a day. Rebecca Marko stated that they have had a lot of complaints regarding a group of juveniles and Lifestyle Homes and Woodland Village have teamed up to add a security patrol officer to help combat the issue. Rebecca Marko pleaded to have Homeowners file police reports so that the Sherriff's office is aware that we need additional patrols. Bob Lissner agreed.

**C. Maintenance Report**

Amy stated that Clint was not available due to technical issues.

**D. Manager's Report**

Amy stated that she has been receiving a lot of fence board requests and maintenance requests. She is working on the Reserve Study update, the insurance renewal and will be starting on the budget soon.

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

There are no pending matters except for enforcement.

**VI. FINANCIAL REPORTS**

**A. Treasurer's Report**

Bob Lissner stated that currently we are favorable for about \$40,000 but that is mostly due to postponing the fence staining so he believes we are running about \$10,000 favorable to budget. He believes that we are in good shape and are saving for upcoming maintenance items as is required by the State of Nevada.

**B. Review and Accept Financial Report for January-May 2023.**

The financial report was reviewed by the Board.

Motion: Bob Lissner made a motion to accept the financial report for January-May 2023 as presented. The motion was seconded by Mark Wilson and unanimously approved.

**C. Mule Deer Fund/Operating – Transferring of funds to a CD.**

Rebeka Whatley w/EBMC explained that she and Bob Lissner have been discussing transferring some of the Mule Deer funds to CD's along with some of the Operating Funds to attempt to increase the returns.

**VII. OLD BUSINESS**

**A. Discussion regarding NDOW Feedback, discussion regarding winter forage for animals.**

This was previously discussed during the report from Katie Andrie and Mark Wilson stated that he had nothing to add.

**B. Dog Park Enhancements.**

Bob Corrado and Rebecca Marko were working on this project and asked if the draft budget had been sent to the Parks Department. Rebecca Marko stated that she has sent the budget multiple times and has not heard back. She agreed to follow up. Bob Corrado stated that once they get the funding lined up, they will be providing a full update on the project. Bob Lissner stated that he believes we need to just keep after Washoe County to get this project to come together. Bob Lissner was concerned that Rebecca Marko did not have the time. Bob Corrado stated that he will assist as well.

**VIII. NEW BUSINESS**

**A. Common Area Fence Stain – Sealed Bids**

Amy Tupper stated that she received three sealed bids for Common Area fence staining. The total area is a little smaller this year, but they are focusing on some areas that are in need. RPV Advanced Paint - \$34,477 labor only, Painting Pros - \$18,237 labor only, APS - \$25,349 labor only. Mark Wilson asked Amy for the cost of materials. Amy agreed to get the information.

Motion: Bob Lissner made a motion to accept the proposal as presented by Painting Pros. Subject to Managements confirmation that each of the proposals are bidding on the same number of linear feet. The motion was seconded by Bob Corrado and unanimously approved.

**B. Village Center Drive – Sealed Bids**

Amy stated that she has received two sealed bids. One from Apex Grading and Paving in the amount of \$112,747 and the proposal from SNC is \$117,612. West Coast Paving declined to bid. Amy was instructed to reach out to Aspen Earth Works to request a proposal. Bob Lissner also asked for a copy of the scope of work that was provided by Seth Padovan.

**C. Brightview – Proposal for new plants.**

Bob Corrado stated that the proposal for new plants is primarily around the Forest Park area and there are some really barren areas over there. This is also one of our problem areas for irrigation. He does not want to entertain the idea of replacing plants until Brightview manages to get the irrigation to work effectively. So this issue will be postponed until the next meeting.

**D. Tractor Park – Lease Agreement**

Bob Corrado explained that the Tractor Park is part of a very large parcel that is owned by Lifestyle Homes and they haven't really decided what they are doing with the property. Some of it will eventually be turned over to Woodland Village for drainage, but what this lease will do is give Woodland Village the authority to maintain and insure the parcel. They are leasing the parcel for \$1 per year.

Motion: Mark Wilson made a motion to approve the lease agreement to lease the large parcel that is owned by Lifestyle Homes for \$1 per year, which will give us the opportunity to maintain and insure the parcel. The motion was seconded by Bob Corrado and approved with (BC, MW, RM) in favor and (RL) abstained.

**E. Unauthorized Motor Vehicles – Property Usage Rules**

Bob Corrado stated that this was previously discussed, but it kind of died in the Committee and right now we technically do not have any rule which will allow enforcement. Bob Corrado stated that he will draft a rule and circulate it and then it will go to legal. Rebecca Marko asked if the Community Outreach Committee could circulate the new rule to the Membership for input.

**F. Washoe County Park - Lights**

Bob Corrado explained that we need a letter from the County to trespass on their property to repair the lights at Forest Park. Rebecca Marko explained that we keep getting the run around from the park because they are closing the parks down at 5pm, so there would be no need for lighting. The argument is that the parks are adjacent to residential properties where the Homeowners are uncomfortable with having the park areas so close to their homes. Bob Lissner stated that he believes that if we can agree on what we want, then he thinks the County will fold.

Action: Management was instructed to draft a letter to the Parks Department asking to be allowed to repair the lights and cc: the Commissioner and the County Manager. Bob Lissner agreed to have a conversation with Washoe County, but the first step is to send a letter.

Motion: Bob Corrado made a motion to leave the lights the way they are and repair the elevated lights around Forest Park and take on the replacement of the lights at Village Center Park pending County approval. The motion was seconded by Mark Wilson and unanimously approved.

**VIII. NEXT BOARD MEETING DATE SCHEDULED – September 19, 2023**

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

**A. Mary**

The homeowner just moved here, and she noticed that this is a bad year for weeds, but there is a home in her neighborhood, that is really bad. Amy stated that she is not sure that the home that she is referring is in Woodland Village. Robert Lissner stated that the short answer is that if it is in our community, they likely have already received a letter.

**B. Rebecca Marko**

Christmas in July will be on July 29 at the Cold Springs Family Center.

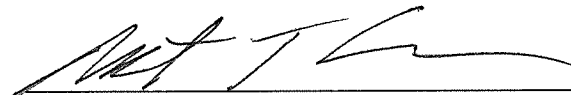
**X. ADJOURNMENT**

Mark Wilson made a motion to adjourn the meeting. It was seconded by Rebecca Marko and unanimously approved. The meeting adjourned at 7:05 pm.

Respectfully Submitted,

Rebeka Whatley

Rebeka Whatley, Recording Secretary



Board of Directors