

Date: 11/13/23
Woodland Village
2023 ANNUAL MEETING

NOVEMBER 28TH, 2023 – AFTER BUDGET RATIFICATION MEETING

LOCATION: Associa Sierra North - 10509 Professional Circle, Suite #200, Reno NV 89521

ZOOM: [HTTPS://ZOOM.US/J/99082488268?pwd=BFN1YOR0K3RXNXU1EVOUXVITGN1UT09](https://zoom.us/j/99082488268?pwd=BFN1YOR0K3RXNXU1EVOUXVITGN1UT09)

MEETING ID: 990 8248 8268 – PASSCODE: 307528 – DIAL IN: 1-253-215-8782

NOTICE & AGENDA

Dear Valued Woodland Village Homeowner:

The purpose of this notice/agenda is to inform you of the date and action items of the upcoming annual election of the Woodland Village.

A unit's owner may record on audiotape or any other means of sound reproduction a meeting of the units' owners if the unit's owner, before recording the meeting, provides notice of his or her intent to record the meeting to the other units' owners who are in attendance at the meeting. The draft minutes of this meeting will be available to homeowners 30 days after the meeting date. A copy of the meeting minutes will be posted on TownSq and are 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.

1. Call Meeting to Order President
2. Roll Call (Quorum): A quorum is no longer needed to hold an Election of Directors
3. Minutes: November 29th, 2022 Annual Meeting Minutes – Review & Approve
Per NRS 116.3108 (10) The units' owners may approve, at the annual meeting of the units' owners, the minutes of the prior annual meeting of the units' owners and the minutes of any prior special meetings of the units' owners. A quorum is not required to be present when the units' owners approve the minutes.
4. Reports:
 - a. Board Report
 - b. Manager Report
 - c. Other Committee Reports
5. Election Results: As of the submittal deadline for nominations to the board, three (3) candidates, Greg Johnson, RebeKa Marko, & Mark Wilson submitted nomination forms by the October 31st, 2023 deadline, to fill the three (3) open board positions, all candidate forms are enclosed. Therefore, an election ballot is not included with this mailing. Greg Johnson, Rebecca Marko, & Mark Wilson, will be deemed duly elected to the board for a two (2) year term from December 2023 through December 2025.

In accordance with NRS 116.31034(19) this will serve as notice to each owner that each member of the executive board will certify in writing that the member has read and understands the governing documents of the association and the provisions of this chapter to the best of their ability. In accordance with NAC 116.480,

this will serve as notice that no member of the executive board has received any gift, incentives, gratuity, reward or other item of value in any calendar year which exceeds the sum of \$100.00.

Should you have any questions about the information in this mailing or about the Association, please contact the associations management at Associa Sierra North or on TownSq at www.townsq.io.

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WOODLAND VILLAGE ASSOCIATION
ANNUAL MEMBERSHIP MEETING
Wednesday, November 29, 2022
Held via Zoom.com

I. CALL MEETING TO ORDER

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

II. ROLL CALL

Board members present:	Bob Corrado, Robert Lissner, Mark Wilson, Rebecca Marko
Board members absent:	Greg Johnson
EBMC:	Amy Tupper, Community Manager Rebeka Whatley, Recording Secretary
Homeowners Present:	List on file with Management

III. SELECTION OF INSPECTORS OF ELECTION

Since two of the candidates dropped out just prior to this meeting, there was no counting of the votes and the incumbents were elected.

IV. PROOF OF NOTICE OF MEETING

The annual meeting notification was sent out in accordance with the NRS 116.3108 not less than (15) days before said meeting. Amy Tupper of Eugene Burger Mgmt. Corp presented the proof of mailing that all of the association members were provided with proper notice of the 2011 Annual Meeting.

V. ROLL CALL (QUORUM)

A Quorum is no longer needed to hold an Election of Directors.

VI. MEMBERSHIP FORUM

No Homeowner's spoke, no action was taken.

VII. APPROVAL OF 2021 ANNUAL MEETING MINUTES

A. Review and Approve the 2021 Annual Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Bob Corrado made a motion to waive the reading and approve the minutes as presented. The motion was seconded by Rebecca Marko and unanimously approved.

VIII. OLD BUSINESS

A. President's Report on status since 2021 Annual Meeting

President Bob Corrado gave an overview of the accomplishments, tasks and issues addressed by the Board throughout 2021-2022 year.

B. Treasurer's Report on financial status since 2021 Annual Meeting. Treasurer Robert Lissner gave an overview of the 2021-2022 financial condition of the Association.

IX. ELECTION RESULTS

A. Election Results

The new Board of Directors are Robert Corrado and Robert Lissner.

IX. ADJOURNMENT

A. Adjourn 2022 Annual Meeting

With no further business to discuss, Bob Corrado adjourned the meeting by General Consent at 6:05 p.m.

Respectfully Submitted,

Rebeka Whatley

Rebeka Whatley, Recording Secretary

Board of Directors

WOODLAND VILLAGE
CANDIDACY BIOGRAPHY STATEMENT *(Please Print or Type)*


There are **three (3) open positions** on the Board of Directors. The positions will be for terms for two (2) years. If you would like to serve on the Board of Directors, please complete this form in its entirety and return on or before **October 31st, 2023 by 5:00pm PST**. The form can be emailed to amytupper@ebmc.com, faxed to 775-828-2677 or mailed to **Woodland Village, 5011 Meadowood Mall Way, Ste. 200, Reno, NV 89502**. The association shall distribute a copy of this form to each member of the association with the ballot, or, in the event ballots are not prepared pursuant to NRS 116.31034(6), in the next regular mailing of the association. The association is not obligated to distribute any disclosure pursuant to this subsection if the disclosure contains information that is believed to be defamatory, libelous or profane. By signing below, you affirm that all information provided is true.

Name: Greg Address: 18663 Haskell Peak Ct.

- I am the **Unit's Owner** of a property within the Community Association *and* my name appears on the Deed.
 I am an officer, employee, agent or director of a corporate owner of a unit, a trustee or designated beneficiary of a trust that owns a unit, a partner of a partnership that owns a unit, a member or manager of a limited-liability company that owns a unit, and a fiduciary of an estate that owns a unit. In accordance with NRS 116.31034 I am enclosing documentation to file proof in the records of the association of such.

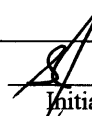
Per NRS 116.31034(9) (a) and (b) each person whose name is placed on the ballot as a candidate for a member of the executive board must:
(a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and
(b) Disclose whether the candidate is a member in good standing. For purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.

- No, I do not have a potential conflict of interest.
 Yes, I have a potential conflict of interest. Please describe in detail:


Initials

Attach additional sheet, if necessary.

- Yes, I am a member in good standing.
 No, I am not a member in good standing. Please describe in detail:


Initials

Per NRS 116.31034(10)(a) and (b), each person must provide information regarding any relation to any board members, officers of the association or community managers. Therefore, please indicate all that apply;


- I am:
- Residing within the same unit as a board member or officer.
 - Married to a board member or officer.
 - Domestic partners with a board member or officer.
 - None of the above.

- Related to a board member by:
- Blood
 - Adoption
 - Marriage within the third degree of consanguinity
 - Affinity to another person
 - None of the above

The candidate must make all disclosures required in writing to the association with his or her candidacy information.

Please describe your qualifications, skills, and/or knowledge that you feel will be beneficial to the position. Use additional sheet if needed. Again, only one additional sheet may be attached.

I have served as an officer on a HOA for over 10 years. I am a licensed Professional Engineer. My highest degree of education is a Master of Science in Engineering from Johns Hopkins University. I have been on the Woodland Village HOA Board for several years and I am happy to continue to serve our Community.


Signature of Candidate

10/3/2023
Date

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Name: Rebecca Marko Address: 18312 Panda Bear Ct

- I am the **Unit's Owner** of a property within the Community Association **and** my name appears on the Deed.
 I am an officer, employee, agent or director of a corporate owner of a unit, a trustee or designated beneficiary of a trust that owns a unit, a partner of a partnership that owns a unit, a member or manager of a limited-liability company that owns a unit, and a fiduciary of an estate that owns a unit. In accordance with NRS 116.31034 I am enclosing documentation to file proof in the records of the association of such.

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- No, I do not have a potential conflict of interest.
 Yes, I have a potential conflict of interest. Please describe in detail:

RM
Initials

Attach additional sheet, if necessary.

- Yes, I am a member in good standing.
 No, I am not a member in good standing. Please describe in detail:

RM
Initials

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- Related to a board member by:
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Please see attached page
[Signature]
Signature of Candidate

10/04/23
Date

Hello neighbors, I'm Beck Marko. I have served on the Woodland Village board of directors for three years, and I would be honored if you elected me to continue serving our community. Here's a little about me: I am a mom of three amazing young adults, two college students and one senior in high school. I have lived in Woodland Village for over 7.5 years.

Since I was elected on the board, I have made it my goal to increase communication and outreach within our community. I helped advocate for all of Cold Springs when our water company proposed raising our fees. I helped form, and now serve on the Woodland Village Community Outreach Committee. When our new security company could not scan found animals for Microchips, I volunteered to take over the scanner. Since I started, I have helped to reunite over 100 animals with their owners.

I have also attended classes to further my education on HOAs through Better Reserve Consultants courses and the State of Nevada Real Estate Division's board members training courses.

Earlier this year, I became involved with an amazing team of community members to help run 'Katie's Favorites', Cold Spring's weekly senior goods distribution at the Cold Springs Family Center.

Professionally, I have over 20 years of non-profit organization and volunteer experience, including the following:

- Sat on the board of directors and was the public relations contact for a national 501(C)3 nonprofit organization dedicated to families of first responders.
- Organized and ran multiple planning committees, both locally and nationally.
- I had the honor of receiving the Steele Family Award for the Volunteer of the year for The Leukemia and Lymphoma Society's greater Sacramento/Northern Nevada area.
- I help the Cold Springs Family Center make the map, digital voting page, press release and media interviews for multiple events throughout the year.
- I volunteered at the Reno Greek Festival helping to organize and run the raffle

Long story short, I made the decision 20 years ago to dedicate my professional life to volunteer work and I would appreciate the opportunity to continue to volunteer as a Woodland Village board member.

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Name: Mark E Wilson

Address: 18120 Cedar View Drive

- I am the **Unit's Owner** of a property within the Community Association **and** my name appears on the Deed.
 I am an officer, employee, agent or director of a corporate owner of a unit, a trustee or designated beneficiary of a trust that owns a unit, a partner of a partnership that owns a unit, a member or manager of a limited-liability company that owns a unit, and a fiduciary of an estate that owns a unit. In accordance with NRS 116.31034 I am enclosing documentation to file proof in the records of the association of such.

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MW
Initials

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MW
Initials

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Please See Attached Sheet


Signature of Candidate

10-18-2023
Date

Mark Wilson

Hello,

My name is Mark Wilson. I moved to Woodland Village in 2004 and have resided here ever since.

I have been a Board Member for the last four (4) years, I feel I have served in the best interests of all the homeowners out here.

I have also been active with the Nevada Division of Wildlife (NDOW) in past and ongoing projects that are associated with our "Mule Deer Fund" that we each contribute to quarterly.

I am an avid Outdoorsman and advocate for access to our public lands from our community. Which Lifestyle Homes has provided for us throughout the community.

I am retired from United Parcel Service, Nevada Air National Guard and recently retired as a REALTOR from the Northern Nevada Association of REALTORS.

I am submitting my application for re-election to the Woodland Village Homeowners Association and would greatly appreciate your support.

Thank you,

Mark Wilson