

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES**

Tuesday, September 19, 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 5:33 p.m.

II. MEMBER'S FORUM – Agenda Items Only

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

III. COMMUNITY ANNOUNCEMENTS

A. Change in Management – Associa Sierra North

Bob Corrado explained that Woodland Village will be working on transitioning from EBMC to Associa Sierra North. Ed Maciel, with Associa was present at this meeting. He introduced himself to the Board and Membership and explained the process.

IV. APPROVAL OF PREVIOUS MEETING MINUTES

A. Review and Approve July 18, 2023 Board Meeting Minutes

The meeting minutes were reviewed by the Board.

Motion: Bob Corrado made a motion to approve the July 18, 2023 minutes as presented. The motion was seconded by Rebecca Marko and unanimously approved.

V. REPORTS approved/approved

A. Brightview Landscape Report

Greg with Brightview was present at this meeting and provided a brief report. There was a discussion about red-thread fungus that has been affecting some of the turf areas. They have been working on fence clearing for the stain project. The guys are just about done with pruning and the irrigation guy is on staff at the site daily now. Clint has been great and Amy has been great with communication. He promised to have some numbers for the street trees by the end of the week.

B. Security Report

Arick with Alert Security was present at this meeting and gave a brief report. The Board recommended that Homeowner's file police reports when issues arise. That is how we will get additional patrols. Also, Arick asked for people to remember to close/lock their mailboxes.

C. Maintenance Report

Amy explained that Clint has been working on irrigation and the Great Basin report because there was high water usage on two meters. He has also been working on fence boards and lights. Amy reminded Homeowner's to report it when they see any lights out. Bob Lissner asked if we could have security submit a report of lights out perhaps on a quarterly basis.

D. Manager's Report

Amy stated that she has been working on the common area fence staining. She is waiting for the clearing which should be done this coming week. She is also working with the Homeowner's who are on the list for staining so they can make sure there is clearance.

E. Review Status Litigation/Pending Legal Action

We have nothing pending except for enforcement matters.

F. Actions Taken by the Board of Directors Outside of a Meeting – To be included in the minutes of this meeting.

1. West Coast Paving Bid – Village Center Drive

Amy explained that at the last meeting we had only had two proposals, the next day she received the proposal from West Coast Paving which she shared with the Board. The proposal was significantly less than the prior two proposals, so they decided to move forward. Bob Corrado explained that the Board consulted with an expert to determine what was needed.

2. NDOW Donation: Wildlife Heritage Trust Account – Mule Deer Fund

Mark explained that they were approached by NDOW Katie Andrie to discuss some fencing that was needed around two springs we agreed to contribute \$30,000 toward the \$60,000 project. They are also working on an aerial weed control project to help get rid of the cheat grass along with areal reseeding and hand planting in late spring to early summer of next year. Mark added that once the project is complete, NDOW will provide a reconciliation of the funding that was received from all sources for the project.

V. FINANCIALS

A. Treasurer's Report

Bob Lissner explained that for now we are in pretty good shape and are able financially to take care of business. Bob Lissner added that any Homeowner is entitled to a copy of the Association's financial statements.

B. Review and Accept Financial Report for June & July 2023.

The financial report was reviewed by the Board.

Motion: Bob Corrado made a motion to accept the financial report for June & July 2023 as presented. The motion was seconded by Mark Wilson and unanimously approved.

VII. OLD BUSINESS

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

Mark Wilson explained that he has been in contact with Katie Andrie and any future projects will include rehabilitation and planting. He added that the bitterbrush needs to be planted by hand and she will be asking for volunteers. The deer really like the bitterbrush. Bob Lissner added that this is a great field trip for middle-school kids.

B. Dog Park Enhancements

Bob Corrado stated that we do have a plan for the dog park enhancements, but we are waiting for Washoe County to respond, and we have requested funding. Bob Corrado agreed to take on the task of reaching out to the County for a response.

C. Brightview – Proposal for new plants.

Bob Corrado explained that we had some issues with the irrigation around Forest Park. The irrigation is now fixed and it is time to replace some of these plants, the area has been suffering for quite a while.

Motion: Bob Corrado made a motion to accept the proposal as presented by Brightview to install 25 new plants in the Forest Park area. The motion was seconded by Mark Wilson and unanimously approved.

D. Unauthorized Motor Vehicles – Property Usage Rules.

Bob Corrado asked for some input from the Board and/or Homeowner's regarding this policy. There was some discussion about the speed limit, or an overall ban for motorized vehicles, and electric vehicles must yield to pedestrians and travel at a reasonable speed. Bob Lissner believes that the Sheriff absolutely knows who these kids are so if someone can provide a photo the person can be identified.

VIII. NEW BUSINESS

A. 2024 Budget

The 2024 Draft Budget was presented for review by the Board. Amy added that she can schedule a workshop whenever the Board is available.

B. Brightview – Street Tree Replacements.

Amy explained that she was concerned about getting these street trees replaced this fall. Unfortunately, we did not receive the proposal from Brightview because Greg was on vacation. He has agreed to provide a proposal by the end of the week. Amy is looking for the Board to possibly approve a maximum amount so that this project can move forward. There was some discussion regarding how the list was created. Mark Wilson believes that part of the problem is the species of the trees.

Motion: Mark Wilson made a motion to replace 71 street trees for an amount not to exceed \$18,000. The motion was seconded by Bob Lissner and unanimously approved.

IX. NEXT BOARD MEETING DATE SCHEDULED

November 14, 2023 – The meeting location is undetermined.

X. 2ND MEMBER'S FORUM

There was no Homeowner discussion during this portion of the meeting.

XI. ADJOURNMENT

Bob Corado made a motion to adjourn the meeting. It was seconded by Mark Wilson and unanimously approved. The meeting adjourned at 7:04 p.m.

Respectfully Submitted,

Rebeka Whatley

Rebeka Whatley, Recording Secretary

A handwritten signature in black ink, appearing to read 'Mark Wilson', written over a horizontal line. The signature is stylized and somewhat circular.

Board of Directors