

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY NOVEMBER 14TH, 2023**

CALL TO ORDER, WELCOME AND INTRODUCTIONS, ROLL CALL, DETERMINATION OF QUORUM

The meeting of the Woodland Village Board of Directors was called to order at 5:36 pm. A quorum was established with five (5) Board Members present.

Board Members Present	Robert Corrado	President
	Mark Wilson	Vice President
	Robert Lissner	Treasurer
	Rebecca Marko	Director
Board Members Absent	Gregory Johnson	Secretary
Management Present	Amy Tupper	Community Manager, Associa Sierra North

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.*

- No homeowner comments

MINUTES

Review and approval of the September 19th, 2023 Board Meeting Minutes.

MOTION: R. Corrado moved to approve the Board Meeting Minutes from September 19th, 2023. R. Marko seconded. There was no further discussion, Motion carried unanimously.

FINANCIAL REPORT

a. Treasurer's Report/Review and accept current unaudited financial reports

The August & September, 2023 unaudited financial report reviewed.

MOTION: R. Corrado moved to accept the August 31st 2023 & September 30th 2023 Financial Report as prepared by previous management - EBMC. M. Wilson seconded. There was no further discussion. Motion carried unanimously.

REPORTS

a. Brightview Landscape

Account Manager Greg Topel called in. Greg stated they were working on cleaning up the leaves throughout the association. The erosion repaired was scheduled to be started in the next couple of days. Water had been turned off in October and the irrigation system was winterized for the season. Greg also discussed the recent placement of plants near Forest Park area, and they were wrapping up the HOA street tree program.

b. Alert Security

Supervisor Arick Biggs called in. Arick stated it had been quiet and he accounted that to the recent change in weather and it being colder. R. Lissner stated the Board was discussing not predictable on the hours, as they don't want the "bad people" to know when patrol stops and ends. M. Wilson asked Arick to instruct his dispatchers not to release the hours.

c. Maintenance Report

Onsite Maintenance Clint Griffith called in. Clint stated he had been checking drainages down by Pin Oak and Cat Tail Trail area and clearing any debris. Clint has also been working on the erosion issues that are over by Georgetown & Williamsburg. Otherwise, the usual vandal issues; broken street light lamps and split rail posts. R. Corrado asked about the broken posts over the “Grove”, Clint plans on replacing some of the posts with wire railing once he can get the supplies. R. Corrado also mentioned he had a broken dog station that a homeowner turned in that needed to be put back. Clint also marked the trees along Desert Lake and Bear Lake that needed trimmed and plans on working on Williamsburg tomorrow.

d. Manager Report

Community Manager Amy Tupper was present. Amy stated she was in the process of transitioning from EBMC to Associa and learning Associa Sierra North systems. Amy also mentioned for homeowners trying to find her new contact information to go to woodlandvillage.net.

e. Litigation/Pending Legal Action

R. Corrado stated all litigation involved enforcement matters and there was no action against the association currently being taken.

f. Actions Taken by the Board of Directors outside of the meeting.

- a. Brightview Proposal - Repair Wash Out/Removal of Trees (Sandpiper)
- b. Brightview Proposal – Repair Erosion Damage off Cat Tail Trail
- c. Brightview Proposal – Erosion at Forest Park Basin
- d. 2024 Budget
- e. Clarkson Law Group – Contract Corporate Counsel Services

OLD ASSOCIATION BUSINESS

a. NDOW Winter Forage

M. Wilson provided an update. Mark stated NDOW was currently in the process of fencing 1,086 feet around 2 springs North of Woodland Village (Mud Springs & an unnamed spring). NDOW also did an aerial spray of 5,000 acres on 2 burn scars. For 2024 the plan on doing some seeding, which can be approximately \$40,000 and will have more information when it gets closer to that time. NDOW will be looking for volunteers as they will be needing to be hand planted vs. aerial sprayed. R. Lissner explained the Mule Deer Fund.

b. Unauthorized Motor Vehicles

R. Corrado explained that reason for adding this rule to the Property Usage Rules was due to the all the reports they receive regarding people riding dirt bikes at high speeds to on the walking paths and damaging the landscape but there was no speed limit rule. R. Corrado provided some language and wanted Board input. R. Marko was concerned with putting a specific speed limit (10mph) and how to gage the speed. R. Corrado stated he felt it came down use reasonable judgement when it came to the speed of dirt bikes. R. Lissner stated he liked the 10 mph. M. Wilson agreed. **MOTION: R. Corrado moved to accept the rule as written to move to legal counsel for review. R. Marko seconded. There was no further discussion. Motion carried unanimously.**

NEW ASSOCIATION BUSINESS

a. SNC Walking Path Maintenance 2023/2024

Amy Tupper explained that they used Seth Padovan Consulting to send out an RFP and only 1 contractor responded and provided a bid, and it was SNC and looking for a Spring schedule. R. Lissner questioned \$88,000 amount and that seemed high. **The Board tabled the bid to compare previous bids.**

b. Brightview – Snow Removal Contact

R. Corrado asked if Brightview prices had gone up. A. Tupper advise they had gone up and provided last years contact. R. Lissner stated they didn't have any other choice. R. Corrado explained the steps taken when they use Brightview, only called when needed. **MOTION: M. Wilson moved to sign the Snow Removal Contact. R. Corrado seconded. There was no further discussion. Motion carried unanimously.**

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- Homeowner – Shonn Sasser asked about having meeting back in Cold Springs areas. M. Wilson discussed the reason they don't use the Family Center (noise/wi-fi issues).
- Louise Soffart – Louise stated her opinion was to keep the meeting hybrid due to ongoing instructions. But would like to see more notifications about meetings 24-48 hrs. before the meeting to increase attendance.
- Randall – Asked about sending messages using TownSq. Amy stated that is an option.
- Beck Marko - As a homeowner wanted to plug the Family Center Holiday Bazaar that they have annually and the Holiday Tree Lighting and invited everyone.

ADJOURNMENT

MOTION: R. Corrado moved to adjourn the meeting at 6:54PM. R. Marko seconded, motion carried unanimously.

Executive Session Disclosure

An Executive Session meeting was held prior to the General Session Meeting to discuss private matters.

Respectfully Submitted by:
Amy Tupper
Community Association Manager
Associa Sierra North

Approved by:



Board Member
Woodland Village