

WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY JANUARY 23RD 2024

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 5:33 pm. A quorum was established with four (4) Board Members present.

Board Members Present	Robert Corrado Mark Wilson Robert Lissner Rebecca Marko	President Vice President Treasurer 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 November 14th, 2023 Board Meeting Minutes.

MOTION: R. Corrado moved to approve the Board Meeting Minutes from November 14th, 2023. M. Wilson seconded. There was no further discussion, Motion carried unanimously.

FINANCIAL REPORT

- Treasurer's Report/Review and accept current unaudited financial reports.
The October 2023 unaudited financial report reviewed.

MOTION: R. Corrado moved to accept the October 31st, 2023, Financial Report as prepared by previous management - EBMC. R. Marko seconded. There was no further discussion. Motion carried unanimously.

REPORTS

- Brightview Landscape**
Account Manager Greg Topel called in. Greg mentioned the crew had been working on pruning and clearing leaves and tumbleweeds that have accumulated. Himself and Chris (Production Manager) had recently done a tour of the property. In March they would start aerating the turf areas that were damaged by fungus from the previous winter. They have started putting down pre-emergent and will continuing some applications in February and March.
- Alert Security – No Report** R. Lissner mentioned the Board had recently updated the post orders to have security report abandoned or unlicensed vehicles that are parked on the streets.
- Maintenance Report – No Report**
- Manager Report**
Community Manager Amy Tupper was present. Amy stated she had been assisting multiple homeowners with accounting questions as the transition to Associa had left some confusion on when and where to make

assessment payments. Otherwise, she had been training the new administrative assistant with all the various programs the association offers (Street Trees, Street Lights, Fence Boards, etc..) and will be starting to work on the 2024 fence stain list.

- 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 along walking trail near Mountain Ash Court

OLD ASSOCIATION BUSINESS

- a. NDOW Winter Forage
M. Wilson stated it had been kind of quiet for the winter and will have a better update at the March Board meeting. R. Lissner explained the Mule Deer Fund to the membership.
- b. SNC Walking Path Maintenance 2023/2024
M. Wilson explained that even though the amount of the bid was significantly higher than previous years it did line up with the increasing cost of oil and we haven't received any other bids so there wasn't much of a choice. R. Lissner stated Lifestyle Homes was seeing a 20-50% increase, so SNC looked like a good deal at this point.
MOTION: R. Corrado moved to accept the SNC Bid for \$88,204.95 R. Marko seconded. There was no further discussion. Motion carried unanimously.

NEW ASSOCIATION BUSINESS

- a. Woodland Village Master Association Status – Parkside Villas
R. Lissner explained that the new townhomes will be a sub-association of Woodland Village and Woodland Village will be the Master association. The townhomes will pay Woodland Village dues as well as have their own dues for their maintenance. They will have their own Reserve Study and will be required to follow Woodland Village governing documents, as well as have their own rules specific to the townhomes. This item was on the agenda for discussion only.
- b. Update Collection Policy
A. Tupper explained that the current association collection policy was from 2019 and needed to be updated due to changes in the NRS regulations when it comes to collection. New legal counsel Clarkson Law Group had provided a quote for \$495.00 MOTION: R. Lissner moved to approve the cost and have Clarkson Law Group update the Collection Policy. R. Corrado seconded. There was no further discussion. Motion carried unanimously.
- c. Trail Cameras – Walking Paths
R. Corrado explained that the Board had purchased cameras with undisclosed locations that will monitor various areas along the trails to try and catch vandalism. Management had a budget of \$500 and legal opinion had been received. This item was on the agenda for discussion only.
- d. Associa Sierra North – Management Contract
The Board had discussed their current dissatisfaction with the new management as they have not completed the transition from an accounting standpoint, so the Board will be holding off on signing the contract and should have more information by the March meeting.

MOTION: R. Corrado made a motion to table the contract until the March 2024 Board Meeting R. Marko seconded. There was no further discussion. Motion carried unanimously.

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.*

- Dave McCool – Mentioned he walks the community and is surprised how many homeowners do not shovel the snow off the sidewalks they are responsible for, as well as lots of bushes are blocking pathways. He also asked if there was a map that he could use to make it easy to report maintenance issues he sees when he out walking.
- Randall – Made a comment and thanked the association for the Marquee sign
- John Mikelonis – Asked about compliance drive by and stated there was multiple violations on the street he lives on and the nearby street.

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