

WOODLAND VILLAGE  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY MAY 14, 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 5:34 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	Lacey Cuington Ed Maciel	Community Manager, Associa Sierra North President, Associa Sierra North
Owners Present	See Sign in Sheet	

MANAGEMENT CONTRACT DISCUSSION

Ed. Maciel the President of Associa Sierra North was in attendance to answer any questions the board may have regarding the management contract. The board was given the contract for review as the board is still operating on the EBMC contract. B. Lissner noted that he wants the board to do a comparison of all fees. B. Corrado noted that the association had a legal firm review the contract. The legal team will send the suggestions to Ed once completed.

HOMEOWNER FORUM

- It was noted that there was never a roll call that was taken at an open meeting. It was disruptive and embarrassing that the manager asked owners for their names.

COMMUNITY ANNOUNCEMENTS

M. Wilson noted that there was deer with a collar that was hit.

J. Wilson noted that there are irrigation issues and will submit pictures.

B. Marko noted that she has received compliments about the tree that was planted.

B. Corrado noted that there were three trail cameras installed. There were two that were damaged, and one was able to be recovered. Pictures were sent to management.

MINUTES

The board was unable to Review the March 19, 2024, as they were not prepared by the prior manager before the meeting. Management will work on getting the minutes written and have them for the boards review by the next meeting.

MOTION: No Motion

FINANCIAL REPORT

Treasurers Report – None at this time

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

The March 2024 unaudited financial report was submitted for review. B. Lissner noted that there was lots of items that needs to be checked. He is going through the financials and ensuring all is in line. The board would like to table this item for further review.

MOTION: No Motion

#### Investment Policy

Management presented an investment policy as it is suggested that an association have an investment policy in place so that they board can make decisions on the associations funds. The board is not comfortable approving this policy. Management is suggesting that they board look into signing an investment policy.

MOTION: No Motion

#### REPORTS

##### Brightview Landscape

Brightview submitted a report. They will attend the next meeting. There were a few items that need to be reviewed by the board. Management did present them to the board. The board asked that management send emails so they can be reviewed and approved via email.

Alert Security – No Report

Maintenance Report – No Report

##### Manager Report

Executive session summary update: The board held an executive session prior to the board meeting. They held 7 violation hearings. One appeal for fine waiver & two fee waiver requests. The board reviewed the delinquency report for the assessment & fine accounts. They reviewed the collection report. There are 34 accounts in collections. No accounts are eligible for collections currently. There was one bad debt review in the amount of \$330 that the board did not approve at this time. The violation report was provided to the board. There are 726 violations entered to date and 47 architectural applications submitted to date. There were no attorney client privileged matters discussed.

##### Litigation/Pending Legal Action

Legal counsel submitted a summary report. The board was uncomfortable reading the disclosure aloud.

##### Action outside of a Meeting

The board reviewed one quote submitted by B&L Backflow outside of a meeting. The total amount of the quote was \$1,760. This is a discounted rate as loyal customers. The board approved this quote anonymously outside of a meeting.

#### OLD ASSOCIATION BUSINESS

##### Associa Sierra North – Management Contract

The board was supplied the management contract in January. E. Maciel with Associa did attend the meeting to answer any question the board may have. The board will be reviewing with a legal team and will have the contract reviewed to ensure that it is aligned with the needs of Woodland Village.

##### 2024 Collection Policy – Clarkson Law Group

This policy was approved and mailed to the association. This policy took effect 5/5/2024.

#### NEW ASSOCIATION BUSINESS

##### CCI Resolution – Covenants Compliance Inspection

Management provided a resolution to have the purchaser of a home pay for an inspection prior to moving into the house. This would inform the potential owner of any open violations or potential violations before the purchase the home. The board was not fond of this resolution and would like to reject the resolution.

**MOTION: B. Corrado made a motion to not approve the CCI resolution. M. Wilson seconded the motion. All was in favor. The motion passed 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.*

- B. Marko noted that Marquee signs will be printed. She is looking for some ideas.
- E. Zappo noted that he is a 29 year Reno Resident. He submitted an architectural application for an antenna for World Mobile. He is going to be a host. He is looking for more of the community to get involved.
- D. Atkins noted that the letter that was mailed for the fence stain program needed to be proofed. There were errors. Noted it was a waste of paper. She asked about the lockbox and noted she would like the agenda on the screen.
- B. Lissner noted that it has been 6 months since the transition and feels that things will be excellent. He also wanted to give Beck a big shot out for all of the communication and work she has been doing for the association.

**ADJOURNMENT**

**MOTION: R. Corrado moved to adjourn the meeting at 6:38PM. R. Marko seconded; motion carried unanimously.**

Respectfully Submitted by:  
Lacey Cuington  
Community Association Manager  
Associa Sierra North

Approved by:



Board Member  
Woodland Village