

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY JULY 23, 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 5:30 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	Community Manager, Associa Sierra North
Guest Speaker	Katie Andrie	Nevada Department of Wildlife
Owners Present	See Sign in Sheet	

GUEST SPEAKER - Katie Andrie with Nevada Department of Wildlife – Mule Deer Fund

Katie gave an update - See report. She will provide a map of the fenced areas that needed to be replaced.

B. Lissner noted that years ago they were worried about the cattle, but he is worried about the horses not being able to get to the water. Katie – Typically NDOW will ensure that water supply will be available to the horses.

HO Louise commented – Thank you Katie for really bring this project to accomplish something.

Big shout out to Mark for the facilitation of the project.

HOMEOWNER FORUM

- #8 Accessibility to public documents. Missed meetings. March 19th & May. Minutes unavailable. Send owner job aids.
- Joney - Thank you to the builder. Loves living here. 1100 Church peak court. Village Parkway and Church Peak court. Large U at the end. IS Village parkway public or private road? The noise is very loud and there are safety issues with the speed of vehicles Over 9 months there is a makeshift vehicle that is very low to the ground, and it is almost impossible to see them. Also go carts are an issue. Going forward if driver is not aware things can get fatal. Lots of ATVs after midnight. This is keeping the neighbors awake and
- Thank you for Lifestyle for the barriers keeping the ATV's out of the pond "nature area"

COMMUNITY ANNOUNCEMENTS

Beck Noted

- Family center. Christmas in July this Saturday. Vendor events. 11 – 12 (or 1) games for kids.
- RTC – Seniors are able to get a voucher for uber or Taxi cabs since RTC has no transportation out in cold springs.

Bob L

- Must go down to RTC to get voucher. \$60 per month.

MINUTES

The board was supplied the meeting minutes from the May 14, 2024 meeting minutes. B. Corrado noted that there was a few grammatical errors that need to be fixed other than the they are accurate.

MOTION: B. Corrado made a motion to approve the meeting minutes with corrections. B. Marko seconded the motion. All was in favor.

FINANCIAL REPORT

Treasurers Report

Bob L. noted that they have about 1.2 M in the bank. No concerns about the balance sheet. Concerns about the collection's income. Things are not getting posted. Would like meeting with Madi to advise what is going on. \$97k short of what should be. Operating expenses is \$70k short. Overall, \$27 k negative is not a concern.

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

The June 2024 unaudited financial report was submitted for review. B. Lissner noted that he is impressed with the speediness of the financial reports. They are coming in 30 days earlier than EBMC. He is happy with the delivery time.

MOTION: B. Lissner made a motion to approve financials that were provided by management. B. Corrado seconded the motion. All was in favor.

REPORTS

Brightview Landscape

Greg Topel with Brightview attended the meeting. He provided an update on the things going on in the community. There are some areas that have been infected with Emerald Ash Borer. The insect is invasive and will take out lots of trees quickly. New product is working. Will take a few years of application to fully take place. Greg also noted that there is an unusual amount of sprinkler heads that are being vandalized/broken. There have been about 30 so far this season. They will continue to monitor this.

A quote was provided to the board for services to treat the affected areas. The quote was \$6600.

MOTION: B. Corrado moved to approve the quote provided by Brightview to treat the invasive insect for a total of \$6600. B. Lissner seconded the motion. All was in favor.

Alert Security

Arick was on the line and discussed the goings on in the community. He is reporting as of this morning 488 security patrols around the complex. Will continue to engage with Sheriff department. Things have been going smooth. Residents are becoming aware of the presence of security in the community.

Beck noted feels that it seems like the better time during summer to patrol should be during the day when the kids are out of school. There is much more activity and need for the patrol during the day when there are more kids roaming around. Bob L made a motion to change the patrol time Bob C. Feels it would be a good idea to switch it up Let Arick get a different schedule. Board would like Alert Security to allow the vendor to pick the time that works best for the crew. They are to patrol different times during the day.

Maintenance Report

Management noted that Clint is spending lots of time helping BrightView with the sprinkler heads. Also, lots of time being spent on staining replacement fence boards for owners.

Manager Report

Executive session summary update: The board held an executive session prior to the board meeting. They held 11 violation hearings. Zero appeal for fine waiver & zero for fee waiver requests. The board reviewed the delinquency report for the assessment & fine accounts. They reviewed the collection report. There are 18 accounts in collections. No accounts are eligible for collections currently. There was no bad debt review. The violation report was provided to the board. There are 990 violations entered to date and 95 architectural applications submitted to date. There were no attorney client privileged matters discussed.

Litigation/Pending Legal Action

Only needs to be disclosed every 100 days

Action outside of a Meeting

None

OLD ASSOCIATION BUSINESS**Associa Sierra North – Management Contract**

Management did provide a dedicated manager contract for the board to review. They don't feel that they need a dedicated manager. L. Cuington explained the need and demand that this association is required to operate. Management is not willing to put this community with a portfolio manager as we would continue burn out managers. E. Maciel the branch president did provide a management contract that has an increased monthly cost from \$14,152 to \$14,986. This would give the community a dedicated manager. They would keep the current dedicated compliance & Arch coordinator & . The board would like to table this item for further discussion. Not all board members were in favor of approving the contract. The board will hold a workshop following this board meeting for additional conversation. Board will email vote after conversation for a unanimous consent via email.

MOTION: B. Corrado moved to have a workshop after the board meeting to discuss further and vote via unanimous consent via email. B. Lissner seconded the motion. All was in favor.

Fence Stain Bids

Management advised that there was only two (2) sealed bids received so far. The sealed bids received were from PV Precise Painting & Painting Pros. The vendors that we have reached out to:

APS: Stated they would submit a bid

Dunn Edwards: They can't provide the painters without using their paint/stain.

RPV Painting: No response

Sherwin Williams: They can't provide the painters without using their paint/stain. Jim Bowers was very helpful and did provide a vendor that we can potentially use.

Being that we are only in receipt of two sealed bids it is suggested we give a little more time to obtain at least one more bid to review before the board opens bids.

Harassment Policy

Board to review/approve harassment policy to protect staff, vendors, board members and residents. The associations legal team drafted a harassment Policy that would help the board enforce any harassment that is going on in the community against any offender. This will allow the board to take necessary action in stopping the behavior.

MOTION: B. Marko made motion to approve the harassment Policy that was drafted by Clarkson the association legal counsel . B. Corrado seconded the motion. All was in favor.

Park Conversion to Dog Park

Board discusses the area. Grass area is not recommended for dog parks as it has lots of diseases and parasites. Also, the dog's urine kills the grass. Board has \$5000 to spend funds at the dog park. M. Wilson noted that he feels there should be a secondary dog park as the community is so big. The board will continue to discuss.

Budget Preparation

Management wanted to discuss the process that the Woodland Board goes through for the budget creation. The board advised that management is to create the budget based off actuals and reserve study. Budget to be presented at the board meeting in September.

Accessibility to public documents

B. Lissner wanted to discuss the owners not having to log into TownSq to retrieve documents. He feels that owners might not want to log in to get documents. They should be able to go to a website and see what ever they need. We did advise that is what the woodlandvillage.net website is capable of.

Next Board Meeting – Scheduled for September 24, 2024 @5:30pm / Exec at 4:30pm if needed.

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.*


- Ms. Brodey - Additional info as a viewer. Dog Park - Traffic situation would be a concern. Once you introduce the fence to a dog park the small dogs can attack. Harassment – Bravo to the board to approve the policy. In regards to security – What's the phone number. She attended a meeting that trees were going to get planted and would like to know if it happened.
- Mark noted that NDOW has to buy in bulk and have to buy for all at the same time. Potentially will be able to plant next spring as the ground will be the softest to plant. BLM in W Nevada will not allow us to plant, plants that are indigenous plants to the area.
- Louise - Village parkway was noted it is a public road. Who is the commissioner? Mark noted that Jeannie Herman is the current commissioner. Bob L has noted Mike Clark has been able to step in and help.

ADJOURNMENT

MOTION: R. Corrado moved to adjourn the meeting at 8:00PM. B. Lissner seconded; motion carried unanimously.

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

Approved by:



Board Member
Woodland Village