

WOODLAND VILLAGE

Date: November 18th, 2024

To: All Homeowners

Subject: Woodland Village – Meet the Candidates Night Information

There will be a “Meet the Candidate” event held Thursday, November 21st, at 5:30 p.m. via Zoom.

Join Zoom Meeting:

<https://us06web.zoom.us/j/83285178193?pwd=AjOC7G2W7czVymwFw8CI4g7dxo9Qo3.1>

Meeting ID: 832 8517 8193

Passcode: 027091

By Phone: +1 669 900 6833

At this time, Mr. Bob Corrado, Mr. Jeremy Deegan, Mr. Bob Lissner have submitted their Candidate Nomination Forms. See attached.

Candidates will have an opportunity to speak to the members present on the Zoom meeting site to the participants in attendance.

There are currently 2 seats open on the Board of Directors for 2024. Both positions will be for two (2) year terms.

We encourage the interested candidates and homeowners to meet.

Note: Secret Ballots were sent out via USPS to all homeowners.

WOODLAND VILLAGE – 2024 BOARD CANDIDATE NOMINATION FORM

A meeting of the units' owners must be held at least once each year, at which time ballots for the election of members of the executive board must be opened and counted. The election for Woodland Village has been scheduled for December 3rd, 2024. There are two (2) vacancies. If you are a unit owner interested in running for the association's board of directors, please complete and submit the following information by the deadline of November 12th, 2024.

YOUR NAME Robert Corrado**PHYSICAL ASSOC ADDRESS** [REDACTED] Reno, NV 89508**MAILING ADDRESS (IF DIFFERENT THAN ABOVE):** _____**PHONE:** [REDACTED]**EMAIL:** [REDACTED]**ELIGIBILITY** (place 'T' for true, 'F' for false on the lines below):

- T I do not reside in a unit with, am not married to, am not domestic partners with, or related by blood, adoption or marriage to another person who is also a member of the executive board or is an officer of the association.
- T I do not stand to gain any personal profit or compensation of any kind from a matter before the executive board.
- T I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- T In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit. **NOTE:** If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

If you are deemed eligible, your name will be placed on the ballot and this application and your disclosures (page 2) will be distributed to each member of the association. In order to complete the nomination process, you *must* complete and submit both pages of this form.

Candidate Informational Statement: You are encouraged to prepare a Candidate Bio Statement that may include your professional accomplishments, how your participation would benefit the Association and what your HOA issues or concerns are. This **Candidate Informational Statement** is optional and would be provided along with the Disclosure Statement provide voting members with additional information as to your qualifications and reasons for running. The informational statement must be no longer than a single, typed page and cannot contain any defamatory, libelous, or profane information. If provided, and unless otherwise requested, this statement will be sent to unit owners before the election, at the association's expense.

RETURN COMPLETED FORMS BY November 8th AND SUBMIT TO: Woodland Village by email to atupper@associasn.com. Or mail or hand deliver to 10509 Professional Circle #200, Reno NV 89521. **Late or incomplete submissions will not be accepted.**

I am willing to serve on the Board of Directors. I acknowledge that if I am elected to the Board of Directors, I must comply with the Federally mandated regulation to file with the Financial Crimes Enforcement Network ("FinCEN") of the United States Treasury to be in compliance with the Corporate Transparency Act (CTA).

YOUR SIGNATURE **DATE** 10/18/2024

WOODLAND VILLAGE – 2024 CANDIDATE DISCLOSURE STATEMENT

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CANDIDATE NAME Robert (Bob) Corrado

ASSOCIATION PROPERTY ADDRESS: Woodland Village

As required pursuant to NRS 116.31034(9), please see the candidate's disclosure statements below:

REQUIRED DISCLOSURES

Please disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest if you were to be elected to serve as a member of the executive board:

None

Please disclose whether or not you are a member in good standing, meaning that you have no unpaid and/or past due assessments or construction penalties due to the association:

I am a member of good standing

Not being in good standing or having a perceived conflict of interest does not make a candidate ineligible pursuant to Chapter 116. Pursuant to NRS 116.3103(1), however, "officers and members of the executive board are subject to conflict of interest rules governing the officers and directors of a nonprofit corporation," and pursuant to NRS 116.31031(9), a member of the executive board cannot participate in any hearing or cast any vote relating to a fine if the member has not paid all assessments which are due to the association.

The executive board has determined to use the "duly elected" process described below:

NRS 116.31034(5) ... "If, at the closing of the prescribed period for nominations for membership on the executive board, the number of candidates nominated for membership on the executive board is equal to or less than the number of members to be elected to the executive board at the election, then: (a) The association will not prepare or mail any ballots to units' owners pursuant to this section; and (b) The nominated candidates shall be deemed to be **duly elected** to the executive board at the meeting of the units' owners at which the ballots would have been counted pursuant to paragraph (e) of subsection 15." In this scenario, candidates may reside with or be related to another board member, unless one of them owns 75% or more units in the community and together these owners would constitute a majority of the board.

Candidate Signature:  Date: 10/18/2024

Robert Corrado

Woodland Village Candidacy Biography Statement For Bob Corrado

I have been a homeowner in Woodland Village since 2007. I am currently retired. My work experience ranges from construction to management to technical jobs. My diverse experience allows me to deal with the variety of issues that the Association encounters. I am cost conscious; in that I expect good value from all the Association vendors. One of my goals as a board member is to protect our property values through fair and reasonable enforcement of our Association rules and regulations. I would appreciate your vote so I may continue to serve on the board working to improve our community.

Thank You

Bob Corrado

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YOUR NAME Jeremy DeeganPHYSICAL ASSOC ADDRESS [REDACTED]MAILING ADDRESS (IF DIFFERENT THAN ABOVE): PHONE: [REDACTED] EMAIL: [REDACTED]

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YOUR SIGNATURE DATE 10/12/24

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CANDIDATE NAME Jeremy Deegan

ASSOCIATION PROPERTY ADDRESS: [REDACTED] Reno NV, 89508

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None

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Candidate Signature:  Date: 10/12/24

Jeremy Deegan
18550 Relay Ridge Ct
Reno NV, 89508

As a dedicated firefighter with a strong commitment to community service, I am honored to nominate myself for a board position. My experience in emergency response has equipped me with the skills to assess situations impartially and make decisions that prioritize the well-being of our community. I believe in creating an environment where everyone's voice is heard and valued. I am passionate about supporting projects that promote safety and fairness for all. With a team-oriented approach and a commitment to openness, I am excited to bring my dedication and knowledge to help our community thrive.

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YOUR NAME BOB LISSNERPHYSICAL ASSOC ADDRESS [REDACTED]MAILING ADDRESS (IF DIFFERENT THAN ABOVE): [REDACTED]PHONE: [REDACTED] EMAIL [REDACTED]

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- T I do not perform the duties of community manager for this association, nor does my spouse, parent or child, by blood, marriage or adoption.
- T In this community, I am: the record owner of a unit; an officer, employee, agent or director of a corporate owner of a unit; a trustee or designated beneficiary of a trust that owns a unit; a partner of a partnership that owns a unit; a member or manager of a limited-liability company that owns a unit; or a fiduciary of an estate that owns a unit. NOTE: If you are not the record owner, you must file proof in the records of the association that you are associated with the corporate owner, trust, partnership, limited-liability company or estate and identify the unit or units owned.

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YOUR SIGNATURE RJ LISSNERDATE 11/2/24



10509 Professional Circle, Suite 200, Reno, NV 89521 | 775.626.7333
Bringing positive impact and meaningful value to every community.

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CANDIDATE NAME BOB LISSNER

ASSOCIATION PROPERTY ADDRESS: [REDACTED]

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NONE

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I AM IN GOOD STANDING

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Candidate Signature: RLISSNER Date: 11/2/24

Dear Neighbors and Friends,

My name is Bob Lissner and I have been a board member of the Woodland Village Association since its inception in 1999. During those years the entire Board has always worked together to provide for a clean and safe community. Some of our accomplishments include:

Safety: Due to the 15+ minute response time of law enforcement, the Board hired a private patrol company to insure that Woodland Village is one of the safest communities in the Reno area.

Pride of Ownership: The Board works to keep Woodland Village a place to be proud of, which includes cleaning and repair of association properties. Graffiti doesn't happen often, but when it does it's gone within a day or two.

Violation of CC&Rs: Our primary focus is on very unsightly properties that could lower property values for their neighbors. Code violations such as junk cars, broken windows and dead lawns are enforced and the entire Board has worked hard to move as fast as we can under State law to ensure that properties are maintained.

Dues: During my tenure on the Board I have taken a fiscally responsible approach to the expenses of Woodland Village and dues have gone up only \$10 per month in twelve years.

With your help I would like to remain part of a winning team. I would appreciate your vote in the upcoming election.

Sincerely,
Bob Lissner
Cell: (775) 750-5537
Email: rlissner@gmail.com