

WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY SEPTEMBER 24TH, 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 5:32 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
Owners Present	On file	

HOMEOWNER FORUM – None at this time

COMMUNITY ANNOUNCEMENTS

Beck Noted

- Security Role – Beck clarified the role of Alert Security and that they don't pull over cars for speeding or arrest individuals. Security is not law enforcement but on property to watch for crime and be a witness only for law enforcement.
- Halloween Trunk or Treat – Beck discussed the upcoming event at the Family Center that the association donates too. Trunk or Treat will be held on October 25th, 2024 and the decorating contest starts on October 1st. Sign-ups are available at the Family Center.

MINUTES

The board was supplied the meeting minutes from the July 23, 2024 meeting minutes. B. Corrado noted that there was a grammatical error pod needed to be changed to pond.

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

FINANCIAL REPORT

Treasurers Report

Bob L. expressed satisfaction with the association's current financial situation, despite concerns about potential future inflation. He noted that they have been living within their budget and have a comfortable amount of operating capital.

Review and accept current unaudited financial reports

The July 2024 unaudited financial report was submitted for review.

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

REPORTS**Brightview Landscape**

Greg Topel was in attendance discussed the current state of the trees and the lack of significant damage from pests. He identified a new fungus, Neurotic ring Patch, in the turf at Village Parkway, which can only be slowed down by maintaining healthy grass and proper fertilization. Greg also reported progress on clearing retention basins, mowing overgrown areas, and trimming fence lines.

Alert Security – Not in attendance.

Maintenance Report – Not in attendance.

Manager Report

Executive session summary update: Amy reported on the executive meetings held on August 14th and September 11th, highlighting that 6 rule violation hearings and 2 appeals for violation were discussed. The board also reviewed delinquency reports and pursued collections on past due homeowner activities. There were no bad debt write-offs for review at the time.

Litigation/Pending Legal Action

Only needs to be disclosed every 100 days

Action outside of a Meeting

Bob C. announced the ratification of a contract with Associa, effective from August 1st, which increased monthly rates to \$14,986 but provided a dedicated 100% Manager (CAM). The board also renewed an insurance policy costing \$32,138.77 for a year. Lastly, a \$3,550 invoice from Meridian Concrete for replacing sidewalk panels was approved.

OLD ASSOCIATION BUSINESS**Fence Stain Bids**

Management advised that there were four (4) sealed bids; Painting Pros, RPV, Glacier Peak Construction Group and Precise Painting. The sealed bids received were opened by Bob C. and Beck M.

MOTION: M. Wilson moved to accept Painting Pros bid for \$78,420.00 for labor only. B. Marko seconded the motion. All was in favor.

Park Conversion to Dog Park

The Board discussed not to pursue converting the property bordered by Aquamarine and Crystal Canyon due to concerns about cost and parking issues. Instead, they will explore adding a new dog park near the Tractor Park or an unnamed park area, pending county funding and maintenance support. MOTION: B. Corrado moved to research further. M. Wilson seconded the motion. All was in favor.

NEW ASSOCIATION BUSINESS**Brightview – Snow Services Contract**

The Board reviewed the Snow Services contract and noted a 5% increase. No changes to services.

MOTION: B. Corrado moved to accept Brightview Snow Services Contract. B. Marko seconded the motion. All was in favor.

The Grove/Tractor Park – Landscaping Bids

The Board reviewed 2 bids (Summerscape & Brightview) to add some raspberry bushes to the Tractor Park and replace some dead aspen trees at the grove. MOTION: M. Wilson moved to accept Brightview bid as they provided a more detailed proposal. B. Corrado seconded the motion. All was in favor.

2025 Budget

Management had provided a 2025 Draft Budget for the Board review. Management noted a final draft would be prepared with a \$3 a month increase (\$9 a quarter).

MOTION: M. Wilson moved to approve the 2025 Budget with a increase in assessments pending final review via email. B. Corrado seconded the motion. All was in favor.

Brightview – Street Tree Replacement

A proposal was provided from Brightview to remove and replace homeowners' trees that have died, along with some additional trees for the common area.

MOTION: B. Corrado moved to approve BrightView's proposal for \$19,865.30. B. Marko seconded the motion. All was in favor.

Next Board Meeting – Scheduled for November 12th, 2024 @5:30pm

HOMEOWNER FORUM

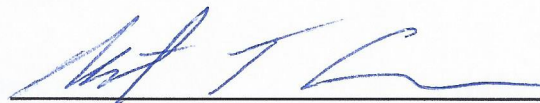
- Bob Lissner – Talked about the Katie Grace Foundation and all the volunteers that help including Board Member, Beck Marko. Bob mentioned they had received donations from the county commissioner. Beck stated the amount of people that help has grown to about 230 and they have 15-20 volunteers that help pass out food and non-food items, like toiletries.
- Peter Lissner – Mentioned he sees lots of tree ties on mature trees that will choke the tree if not removed. Bob C. asked management to advise maintenance to remove them.

ADJOURNMENT

MOTION: R. Corrado moved to adjourn the meeting at 6:56PM. B. Marko seconded; motion carried unanimously.

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

Approved by:



Board Member
Woodland Village