

**WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES
TUESDAY JANUARY 21ST, 2025**

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 (joined @ 6:15pm)

Management Present

Amy Tupper

Community Manager, Associa Sierra North

Owners Present

On file

HOMEOWNER FORUM – None at this time

COMMUNITY ANNOUNCEMENTS – None at this time

MINUTES

The board was supplied the meeting minutes from the November 12th, 2024 meeting minutes

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

FINANCIAL REPORT

Treasurers Report

R. Lissner mentioned he had been keeping books for a long time and has always had a problem remembering if it's a credit or debit. He believes this is what happened to the November financials, as somebody put revenue in as a minus \$81k instead of a plus, so the November financials look wrong and will need to be corrected. When looking at October financials the association was still down on revenue for collections and compliance, but costs were down as well. Overall, it looks like the association is \$60k behind and is not concerned. The \$3 increase that was done in 2025 was a good idea. Once the December financials are done, we would see where the association stands. Compliance and collections still need work but are getting caught up, but he still not concerned. R. Corrado mentioned he was looking at the October comparison and noted the collection processing fees were off compared to the legal reimbursements. R. Lissner noted that between the reserve account and operating account the association had about a million and half dollars in the bank.

Review and accept current unaudited financial reports:

The October/November 2024 unaudited financial report was submitted for review.

MOTION: R. Lissner made a motion to approve only October financials that were provided by management. R. Marko seconded the motion. All was in favor.

REPORTS

Brightview Landscape

Jacob Swift was in attendance. Jacob discussed his crews were working in rotation through the community for leaf clean-up and pruning/trimming and they were currently working on the Cat Tail Trail and next would be working on Dog Park trail. R. Corrado and R. Marko mentioned seeing piles of debris left behind. Jacob noted he would follow-up. R. Lissner mentioned Virginia creeper and it being invasive. R. Lissner inquired about the lack of water for the winter season and Jacob noted he would be sending out proposals on winter watering options.

Alert Security – Aric Biggs was in attendance. Aric mentioned due the weather things had been uneventful. Currently the officers have been rotating between swing shifts and graveyard hours with the occasional mid-shift. He confirmed they had done light audit and reported 14-15 lights out throughout the community.

Maintenance Report – Clint Griffith was in attendance. Clint stated the driest area he noted was Briar to Briar walking path because it's the newest. Clint mentioned waiting for any storms before turning the water back on as Brightview had proposed. Clint confirmed he had received Alerts Security light audit and was currently working on removing graffiti in various areas. He had also removed a stump that was reported along one of the walking paths, he noted it was a Russian Olive which can be invasive, so the next step would be to try and kill the stump.

Manager Report

Executive session summary update: A. Tupper reported on the executive meetings held on December 11th 2024 and January 8th, 2025 where the Board reviewed the collection status report from LKG, reviewed the enforcement status report from LKG. Reviewed 1 appeal for violation waiver request, reviewed 3 homeowners late fee waiver request. Reviewed the delinquency status report and 36 accounts were sent to LKG for collection from past due assessments. The Board held 4 violations hearings for noncompliance related issues and at this time the Association had pending litigation action against 6 properties for enforcement matters. R. Lissner noted that LKG was their law firm and it stood for Leach Kern and something and they don't do anything without their blessing.

Litigation/Pending Legal Action

No pending legal action against the association currently. Legal action taken against homeowners for enforcement only. NOPA Binder available at office.

OLD ASSOCIATION BUSINESS

Dog Park Improvements

R. Corrado noted he got an estimate from Lifestyles homes to build the 2 pergolas and make the improvements. He was going to put a more formal budget to submit to the county to secure funding. Once funding is secured management would look into insurance and homeowner notification requirements. R. Lissner requested Bob get additional bids other than the developers and questioned the need to notify homeowners. R. Corrado stated it was a NRS requirement, but he is unsure if it's considered a capital improvement since the funds are being provided by the county and not association funds. More research will be required on that matter.

NEW ASSOCIATION BUSINESS

Resource 1 – Full Site Reserve Study Proposal

A. Tupper noted that a full site study was due this year and a proposal was required. However, there were a couple things pending that could affect the proposal mainly some common areas that might be deeded over from the development, and the dog park enhancements. At this point Resource 1 provided a rough estimate of \$4,200 to \$4,500, however, Amy suggest waiting until the next meeting when we have more information.

MOTION: R. Corrado made a motion to table the item until the March Board Meeting. R. Lissner seconded the motion. All was in favor..

NDOW – Seedlings Proposal (Mule Deer Fund)

M. Wilson noted that NDOW had reached out to him regarding some planting that they had been doing since the Baccarat fire and they had the opportunity to buy more seedlings and were asking if the association would be willing to contribute. It was noted the Board had previously discussed and 3 Board Members had already approved via email, however, it was on the agenda to get the motion in the minutes. A request for funds would be made to Wells Fargo from the Mule Deer account directly.

M. Wilson made a motion that we request a check directly from Wells Fargo in the amount of \$20,000 and have it issues to Nevada Division of Wildlife as a contribution from Woodland Village Homeowners Association to purchase seedlings. R. Lissner seconded the motion and commented that he would like to advise the membership that there is \$109,000 in the account and it can only be used for the Mule Deer on Peterson Mountain and there always has to be match. All in favor. Motion carried.

Next Board Meeting – March 18th, 2025

HOMEOWNER FORUM

None at this time

ADJOURNMENT

MOTION: R. Corrado moved to adjourn the meeting at 6:45 PM. M. Wilson seconded; motion carried unanimously.

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

Approved by:

Board Member
Woodland Village