

**WOODLAND VILLAGE  
BOARD OF DIRECTORS MEETING MINUTES  
TUESDAY, MARCH 17<sup>TH</sup>, 2026**

**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 five (5) Board Members present.

<b>Board Members Present</b>	Robert Corrado Rebecca Marko Robert Lissner Louis Parker Gregory Johnson	President Vice President Treasurer Secretary Director
<b>Management Present</b>	Amy Tupper	Community Manager, Associa Sierra North
<b>Owners Present</b>	On file	

**HOMEOWNER FORUM** – No Comments at this time

**COMMUNITY ANNOUNCEMENTS** – A. Tupper noted that fence stain pick-up day for the scheduled area will be May 16<sup>th</sup>, 2026 and letters would be going out to eligible homeowners.

**MINUTES**

The board was supplied the meeting minutes from the January 20<sup>th</sup>, 2026 board meeting minutes

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

**FINANCIAL REPORT**

**Treasurers Report**

R. Lissner explained he had reviewed last year's unaudited financials, and stated the association was in good shape. The association has about a million 5 in the bank, which is about the association should have, because most of that is reserves for a rainy day that we're required to have by law. As far as operating for 2025, income was about 3% ahead of budget. R. Marko inquired about the water increase and if the association will need to reduce water usage. R. Lissner noted the association paid \$76,000 which was over budget, and it will need to be monitored. R. Corrado noted the need to watch for leaks and over spraying from the irrigation to reduce waste.

**Review and accept current unaudited financial reports:**

The December 2025 & January 2026 unaudited financial report was submitted for review.

**MOTION: R. Lissner made a motion to approve December 2025 & January 2026 financials as presented. R. Marko seconded the motion. All was in favor.**

**REPORTS**

**Brightview Landscape** –Steven Sonsini was in attendance. Steven explained they were catching up on pruning they had New Forest up to Slab Cliffs pruned, all of Polar Bear, three quarters of Dog Park Trail is done, Aquamarine is done, all of Juniper Village and Village Center is done. They were going to be having a crew out on Saturday to complete the rest of the property. The water is going to be turned on this week, due to the property size and 16 backflows it will be done in sections and monitored as they go. R. Corrado mentioned reaching out to onsite maintenance, Clint Griffith, if anyone has questions. R. Lissner inquired about pre-emergent for the area. Steven explained yes, but they have noticed a lot of

properties didn't take it so well, Woodland wasn't as bad, but they would be coming through with post-emergent. Steven advised the work on the ash tree had been completed. R. Corrado asked about the work Noah's Park Tree Care was to complete. A. Tupper advised she had sent over the signed proposal but had not heard back on a schedule date and asked Steven to assist with contacting the rep. R. Corrado also asked Steven to make a priority the irrigation and keeping water on the grass not the streets. Steven agreed and acknowledged another issue is emitters watering where there are no plants.

**Alert Security** – Security representative was not in attendance.

**Maintenance Report** – Clint Griffith was not in attendance. A. Tupper noted that maintenance had been busy with the late winter storms, repairing split rail fences that had been vandalized over by New Forest, he had repaired the lights over by Bear Lake, and had started stocking up on homeowner fence boards, as the fence stain program was about to start.

**Manager Report:** The Board of Directors held executive sessions on February 11th and March 11th, 2026, since the last board meeting, and the following topics were discussed. There was held 19 rule violation hearings. The Board of Directors received 3 appeals requesting to waive fines. The board agreed to waive \$50 of a \$100 fine but declined the other appeals. The board received a request to waive \$100 in late fees and the cost of a delinquency letter. The board approved waiving the late fees in the amount of \$100, but declined the request, to waive the cost of the delinquency letters for the reason of it's a hard cost to the association. The board approved the executive session meeting minutes. The Board reviewed the current collection status report. There are currently 35 accounts currently at collections. There are 45 accounts at final warning to be considered for collections. The Board reviewed the covenant violation report, and there are currently 635 violation records that have been cited and or being monitored, in a 12-month period. The Board reviewed the enforcement status report with the association's attorney.

#### **Litigation/Pending Legal Action**

No pending legal action against the association currently. Legal action taken against homeowners for enforcement only, currently one property pending action (Case #CV21-00253) Woodland Village vs. Holbrook.

#### **Action taken outside of a meeting**

##### **Brightview – Ash Tree Injection & Crown Work**

R. Corrado explained the Board approved action taken outside of the meeting by approving a \$12,000 proposal from Brightview for crown work and injection to prevent insects boring into the ash trees along some of the walking paths. Action was taken outside of a Board Meeting due to treatment needing to be done prior to warmer weather.

##### **Noah's Park Tree Care – Tree Removal**

R. Corrado explained the Board approved action taken outside of the meeting by approving a \$3,365 proposal from Noah's Park Tree Care for the removal of some decaying trees off Cat Tail Trail and New Forest, as well as, a large broken branch overhanging into a homeowners lot off Village Pkwy. Action was taken outside of a Board Meeting due to the risk of the fallen tree/branch.

#### **OLD ASSOCIATION BUSINESS**

##### **Updated Violation & Fine Policy**

R. Corrado noted that they were looking into updating the Violation & Fine Policy due to NRS changes. R. Corrado suggested a Zoom meeting with legal counsel to address the Boards questions. The Board agreed. Management to schedule. **R. Corrado made a motion to table this item until the Board meets with counsel. R. Marko seconded the motion. All was in favor.**

## **NEW ASSOCIATION BUSINESS**

### **Jackson & Jackson 2021 & 2022 Audit(s)**

A. Tupper explained that Jackson & Jackson had prepared the 2021 & 2022 Audits, drafts were sent to the Board for review. **R. Lissner made a motion to approve the 2021 & 2022 financial audits prepared by Jackson & Jackson. R. Marko seconded the motion. All in favor. Motion carried.**

### **Brightview Landscape – Dead Tree Replacement (SO# 884820)**

R. Corrado explained that himself and R. Marko had done a walk along Village Pkwy. near New Forest with Antonio with Brightview and Noah's Tree Park Care and that were noted to be infested with bores. Brightview had removed them (total of 5) and provided a proposal in the amount of \$4,000. R. Corrado noted he researched the pricing and even though it seemed high it was comparable to what was online. **L. Parker made a motion to accept Brightview proposal in the amount of \$4,000. R. Corrado seconded the motion. All in favor. Motion carried.**

### **Design Committee Review - Robin Kunce**

R. Corrado explained that Design Committee Member, Robin Kunce had resigned from the Design Committee. Management would be doing an email blast to solicit for new members. A. Tupper explained the process would be for a homeowner to complete an application that provide their qualifications, and the Board would review and appoint. R. Corrado noted they would have to follow the Design Handbook Landscape Manual and the CC&R's.

### **Security Patrol – Bid(s)**

R. Corrado explained that the Board of Directors were considering switching security companies, but they were just in their preliminary stages. R. Marko stated she would like to discuss, if the rest of the Board wanted too. R. Lissner wanted to advise the membership that some of the options would cost the membership more. R. Corrado explained the current issue was the security company could not keep employees and service had been erratic. R. Marko was impressed with Redwood Security and asked management to obtain a referral. R. Lissner wanted to remind the Board that they were looking at paying roughly 20% more because of Alerts lack of patrols they are billed less, so they would be paying more for someone reliable. L. Parker noted that employees tend to leave for comp that pay more. R. Corrado explained that some of the companies that provided proposals did not have fixed pricing on their vehicles, so it wasn't clear what the association would be paying, whereas Redwood Security & ESI were included in the weekly rate. R. Marko noted she liked Redwood Security because they had check-in points that made the officer get out and scan. R. Corrado noted he would like to get referrals from Redwood Security and ESI and possibly Martin-Ross. R. Lissner stated Martin-Ross was too expensive. **R. Corrado made a motion to change security companies with a 30-day notice pending satisfactory responses from referrals from ESI & Redwood Security. R. Marko seconded the motion. All in favor. Motion carried.** Further discussion for the record; ESI proposal included a monthly rate of \$7,815.36, Redwood Security was \$8,357.44 a month, and the current rate from Alert Security was \$7,266.56 a month.

### **Developer Turnover – Parcel #566-191-12**

A. Tupper advised that the developer had a reserve study done, the developer accepted it, and it was presented to the Board of Directors. The developer is ready to turn over the last parcel in the Juniper Village area for the association to start maintaining. The developer made the required reserve study contribution of \$8,729 that will go towards Woodland Village reserves. R. Corrado stated the association had already accepted the other 2 parcels and were maintaining them. **R. Corrado made a motion to accept parcel #56619112. R. Marko seconded the motion. R. Lissner abstained. All in favor. Motion carried.**

**Next Board Meeting – May 19<sup>th</sup>, 2026 via Zoom**

**HOMEOWNER FORUM**

A. Tupper noted a question in the chat from (Ana V.) inquiring about any discussion about the construction project near White Lake, across the highway and how it will affect Woodland Village. R. Marko noted the Board had sent a letter on behalf of the association with their concerns before it was approved regarding Stonegate. R. Lissner noted that Lifestyle Homes or his family had nothing to do with any development. R. Corrado noted the association couldn't answer the question.

Nicole was inquiring about a notice about removing and replacing a tree and the landscapers came by and removed a tree that she had planted 3 years ago and trimmed some bushes and left debris everywhere and she didn't know how to get ahold of management. A. Tupper asked Nicole to send her address via chat and she would research the matter.

Louise wanted to thank the HOA for expanding the senior parking area at Cold Spring Family Center. R. Lissner noted was the family center not the HOA but glad the seniors don't have to climb over rocks to get into the building.

**ADJOURNMENT**

**MOTION:** R. Corrado moved to adjourn the meeting at 6:51pm. R. Marko seconded; motion carried unanimously.

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

Approved by:

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Board Member  
Woodland Village