Associa Sierra North

10509 Professional Circle, Suite 200, Reno, NV 89521 | 775.626.7333
Sparks | South Lake Tahoe, CA
Delivering unsurpassed management and lifestyle services to communities worldwide. | www.associasn.com

WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING AGENDA
TUESDAY, NOVEMBER 17TH, 2026 AT 5:30 PM

VIA ZOOM: https://us06web.zoom.us/j/83751212821?pwd=CFLT78rgK6J272fRTmo2pP77AWjbJN.1
Meeting ID: 837 5121 2821 Dial: 1-346-248-7799 Passcode: 318774

Please note that the agenda may be changed up until 72 hours before the date and time of the Board Meeting, any changes will be posted on TownSq and available at the Associa Sierra North offices. The Board may act on any of the following items:

1. **CALL TO ORDER, BOARD INTRODUCTIONS, ROLL CALL, AND DETERMINATION OF QUORUM -** *Per NRS116, the Association will audio record the meeting. A homeowner may record on audiotape or any other means of sound reproduction a meeting of the homeowners if the homeowner, before recording the meeting, provides notice of intent to record the meeting to the other homeowners who are in attendance at the meeting.*

2. **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. 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.*

3. **COMMUNITY ANNOUNCEMENT(S)**

4. **MINUTES**
   Approval of the 09/15/26 Board Meeting Minutes

5. **FINANCIAL REPORT**
   a. Treasurer's Report
   b. Review and accept current unaudited financial reports
   c. Payment Transfer Request(s)

6. **REPORTS**
   a. Brightview Landscape Report
   b. Security Report
   c. Maintenance/Manager's Report – Management to report on executive meeting per NRS requirements
   d. Litigation/Pending Action
   e. Action taken outside of a Meeting
      1. Walking Pathway(s) – Crack Seal/Patches = SNC awarded contract in the amount of $19,533

7. **OLD BUSINESS – Discussion/Action**
   a. Washoe County Parks – Light Removal Agreement

8. **NEW ASSOCIATION BUSINESS - Discussion/Action**
   a. Permanent Light Policy
   b. Reno Green – Snow Removal Contract
   c. Reno Green – Village Pkwy. Tree Treatment
   d. Reno Green – Homeowner Street Tree Proposal
   e. Board Member Resignation – Louis Parker
   f. Jackson & Jackson, CPA – 2026 Audit & Tax Proposal
   g. Cold Springs Homeowners Insurance Rates/Availability

9. **Next Board Meeting –** TBD

10. 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.*

11. ADJOURNMENT - Discussion/Action

ADDITIONAL BOARD MEETING DISCLOSURES:
The purpose of this notice/agenda is to inform you of the date, time, place, and action items of the upcoming scheduled meeting of the Board of Directors. This meeting will be recorded in accordance with NRS 116. Draft minutes of this meeting will be available within 30 days after the meeting date. The Agenda may be revised up to 72 hours prior to the date of the meeting and at Board discretion. Minutes, as well as any updated versions of this agenda, together with other important HOA information are posted on the website at www.townsq.io. A copy of the audio recording, the minutes or a summary of the minutes of the meeting shall be provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter.

MINUTES: Per NRS 116.31083, only the substance of matters proposed, discussed, or decided at the meeting are included in the minutes (they are not presented verbatim). The substance of remarks made by any unit's owner who addresses the Executive Board at the meeting must be included if the unit's owner requests that the minutes reflect their remarks or, if the unit's owner has prepared written remarks, a copy of their prepared remarks if the unit's owner submits a copy for inclusion. The Executive Board may establish reasonable limitations on materials, remarks, or other information to be included in the minutes of its meetings.

A unit's owner may record a meeting of the Board (except Executive Sessions) if the unit's owner, before recording the meeting, provides notice of their intent to record the meeting to all present. An Executive Session of the Board may be held prior to, or after, the Board meeting to discuss CC&R violations and attorney client privilege matters.

Reminders

Budget Ratification Member Meeting – 11/25/26
Candidate Solicitation/Nomination due by 11/30/26