



WOODLAND VILLAGE ASSOCIATION

ANNUAL MEETING OF THE MEMBERS AND BUDGET RATIFICATION MEETING

The purpose of this notice and agenda is to inform you of the date, time, place and action items of the upcoming scheduled Woodland Village Association Annual Meeting of the Members. The purpose is to reflect on what has been accomplished during the past year, plans for the future, and to talk about any items that homeowners wish to discuss. Drafted minutes of this meeting will be available to homeowners 30 days after the meeting date.

Date & Time: WEDNESDAY, OCTOBER 22, 2008, 6:30P.M.
Location: 17854 GEORGETOWN DRIVE, RENO, NV

AGENDA

1. Call to Order
2. Introductions and Determination of Quorum
3. Homeowner Comments: Owners have the right to speak. This period is devoted to comments from 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 3 minutes has been allotted per owner. No owner can give away their allotted time to expand another owner's time.
4. Minutes – None Available
5. Financials
 - a) Results of Budget Ratification – Per NRS 116.31151 (3), *Unless, at that meeting a majority of all units' owners or any larger vote specified in the declaration reject the budget, the budget is ratified, whether or not a quorum is present.*
 - b) Review current financials
6. Reports
 - a) Developer's Report
 - b) Board President's Report
 - c) Managers Report
 - f) Maintenance Report
 - g) Design Committee Report
 - h) Good Neighbor Committee Report
8. Results of the Election for Board of Directors
9. Adjournment
 - a) Following the annual meeting the Board of Directors will hold a Board meeting for the selection officers