

APPROVED
WOODLAND VILLAGE ASSOCIATION
ANNUAL BOARD OF THE MEMBERS & BUDGET RATIFICATION MEETING
MINUTES
October 22, 2008
6:30 P.M.

BOARD MEMBERS PRESENT: Bob Lissner, Vice President
Pam Foreman, Secretary
Bill Vanderslice, Director
Fred England, Treasurer

OTHERS PRESENT: Susan Toy, Provisional Manager
Tom Bucksbaum, Maintenance Supervisor
Karen Brown, Associated Management
Homeowners per Attached Sign in Sheet

CALL MEETING TO ORDER

Vice President B. Lissner called the Woodland Village Association Board of Directors meeting to order at 6:31 p.m.

ESTABLISHMENT OF QUORUM

A quorum was established with all four Board Members for the Woodland Village Association present.

HOMEOWNERS COMMENTS

Dolores Atkins, HO asked about when the restaurant will open? Approximately 12/1/08

WVA office move? 11/1/08 @ this time

Tyson Taylor, HO asked to change meeting to another day? HO to contact staff with all details requested. Common area staining/dead tree removed but will it be replaced and rocks are now painted, how? Maintenance overspray and tree will be replaced next year

Deputy Teresa, Sheriff Express that NHW program is very successful by tips Hallelujah Junction they arrested 17 people 2 days ago and compounded 5 trailers full of stolen goods. 1 arrested was from California's most wanted. Have 12 groups in several areas that she overviews. Silver Knolls HO was hit for \$50K. 43 solicitors have been arrested in 2008. Next NHW meeting is 11/19/08 @ 6:30 p.m.

HO asked why we spend a lot of money yearly on patrol. WVA has only have 1 person @ this time dark till 2 a.m. (8-10 hrs) Friday & Saturday and more during summer months

Robert Williams, HO asked if there is background check with patrol employees. Is this really happening? S. Toy to check with Patrol Company & make sure this is being done

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Dan Jurkovich, HO asked why increase cost & fee's increasing. Called Sheriff & called patrol with no response – wants K9 patrol. Tree cost \$250.00 each? Good price – yes!

Robert Deweis, HO was project manager & kept within the budget to keep his job. Has real concern about patrol cost

Is patrol calling Sheriff? Yes & report is given to staff. Patrol has decreased about 15%

Jim Blethin, HO sees the patrol a lot, also spoke to patrol & he is retired Sheriff

B. Lissner spoke as developer & sold about 1400 homes & everybody @ this time wanted patrol

HO on Fortune Ct spoke about his \$318.00 fees due for dead lawn, what are we suppose to do? Advised we can't talk about him in open session and go to executive session to speak. HO called staff & was advised to attend tonight's meeting

APPROVAL OF PREVIOUS MINUTES

None available

FINANCIAL REPORT

Results of Budget Ratification

F. England presented Adopted Budget for the year 2009

Can' control labor cost but really try and must have supervising CAM per law NRS116

Started budget process in August. Must have 2/3 HO to reject the budget

Mule Deer Fund? Bylaws say must have @ Association

F. England called for a vote to approve \$32.00 month effective 1/1/09

B. Vanderslice seconded Motion carried unanimously

Review current financials

F. England presented report from December 31, 2007

Audit was supposed to be done already but contacted state & they are okay with coming soon. NRS116 requires criteria for audit with 3 bids. Annual audit required now. Net income beat budget by \$16,000, end of year \$685,000 reserve account and overall income \$35,000 budget was \$19,000. Check & verify GAP is followed.

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REPORTS

Developer's Report

B. Lissner gave report that now is not good time to sell home, a lot pain @ HO level. Foreclosure homes. Most developers have quit & left the state (i.e.: Centex Homes), some have come within the last 5-7 years & gone now. Keep building – losing money, cut down ¼ on building and selling homes today that nobody can build for this amount. Not paying for water & sewer now on new homes

FYI...this place is not falling apart

F. England, developer has helped buy homes of HO that have terrorized neighbors & the community (they moved from area). Foreclosure home/garage missing – cabinets, etc...

B. Lissner fixed door, gate & now has secured the home & yard. Developer does not have to do this but he does. YMCA was built by developer

Board President's Report

Developer owns area to White Lake Developments

Mangers Report

Challenging year for HO, assessments due effective budget & HO foreclosures

99 accounts in collections now, 20 owned by banks and 72 accounts have payment plans

Coupons – save time & money mailing for 2009 will begin November 2008

Weekly inspections & 68 fines current weekly

Bob Shiramack question on violation process

3rd notice/registered letter

Executive meeting hearing

14 days after meeting fine process starts

\$25 weekly fine

Bill must be sent out "First Class Mail"

HO letter's sent out? 3 weeds in yard/wrong picture, has this been corrected? Yes &

reviewed by executive board & S. Toy double checks staff on corrections needed

Fill out house watch form if needed & patrol will check your home

Goal is not fine's but is compliance

Moving off next month & now have HO doing "Good Neighbor Committee"

Maintenance Report

Weeds/common area but only 1-2 complaints

Pre-emergent 32 acres to do November & 2nd application March/April

Grass looks good this year & fertilizer 4 times this year\

Water still on – possible shut off Monday

Pruning/shrubs in December

Cleaning out storm drains, received from Jim Myers cleaned inside out/water backed up

Dumpster's, paying yearly \$2800, account set up once a month \$60 & purchase dumpster

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Design Committee Report

2008 reviewed 186 plans, 153 approved & 33 denied

Loss one member of committee but gained 1 new member

Good Neighbor Committee Report

October 31, 2008 1-5 p.m. for Halloween

RESULTS OF THE ELECTION FOR BOARD OF DIRECTORS

S. Toy advised 236 ballots total & 2 people are elected to board

F. England & D. Jurkovic effective 1/1/09

By state law developer has 3 positions on board

2 appointments to be made & B. Lissner will discuss with those & advise board later

ADJOURNMENT

There being no further business the Board of Directors Meeting was adjourned
@ 8:05 p.m.

Pam Foreman, Secretary
Woodland Village Association