

**DRAFT
WOODLAND VILLAGE
ANNUAL MEETING OF THE MEMBERS AND
BUDGET RATIFICATION MEETING MINUTES
OCTOBER 22, 2009
6:30 PM**

BOARD MEMBERS PRESENT: Fred England, President
Bill Vanderslice, Vice President
Robert Lissner, Treasurer
Dan Jurkovics, Secretary
Jacques Swain, Director

BOARD MEMBERS ABSENT: None

OTHERS PRESENT: Susan Toy, Provisional Manager
Susan Keenan Associated Management, Inc.
Gavin Silberschlag Associated Management, Inc.
Jennifer Tennis, Maintenance Supervisor
Homeowners per Attached Sign in Sheet

CALL MEETING TO ORDER

President F. England called the Woodland Village Board of Directors meeting to order at 6:30 PM. He advised that there are two meetings being held tonight. The Annual Meeting of the members and budget ratification meeting followed by the regular Board of Directors meeting.

He also advised that NV state law has change the 1st of October and we are required to tape all of our meetings and copies will be available to the homeowners. The minutes of the meeting will be available in 30 days.

ESTABLISHMENT OF QUORUM

A quorum was established with all members of the Woodland Village Board of Directors present.

HOMEOWNERS COMMENTS

There were no homeowner comments on the agenda items.

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the Minutes from the October 22, 2008 Annual Meeting of the Members and Budget Ratification Meeting. A correction was requested by R. Lissner on page 2 to remove “and everybody at this time wanted patrol” from his comments. as he did not make that statement.

R. Lissner moved to approve the Minutes as modified.

B. Vanderslice seconded.

D. Jurkovics and J. Swain abstained

Motion carried with three out of five board members voting in favor.

FINANCIAL REPORT

Ratification of the 2010 Budget. F. England advised this is the one time in the year that the homeowners get to vote. If the majority of the homeowners disapprove of the budget, they we keep the current budget. If they do not vote against it, the budget is automatically ratified.

F. England advised per NRS 116.31151(3) the 2010 Budget is ratified.

Review of the 2008 Audited Financials. F. England advised a copy of the audit is available to the homeowners. The audit received a clean opinion and there were no problems with the audit. The Audit has been accepted.

REPORTS

Developer's Report R. Lissner advised Lifestyle Homes in continuing to build homes about 20% of what they have built in the past. They are concentrating on customer service and taking care of their properties. They are pleased that prices seemed to have bottomed out. The resale prices have been the same for five months after twenty-four months of steady decline. The homes are selling for less than the cost to construct them. They expect to record Phase 17 sometime next year and they will continue to build for at least another year.

As the building owner, they are concerned about the YMCA as they are having financial difficulty and their future is uncertain. A second commercial building may be started as a homeowner is interested in opening a day care center. She had completed some market research and it looks pretty good.

President's Report – F. England advised the Dog Park has been opened and we are in the process of cleaning it up to remove the weeds that are not dog friendly. This area is a dual use, its main purpose is a retention pond and it is approximately three acres.

The Association is looking into moving our bank accounts to a different bank that has more services for homeowners. Some homeowners have asked about direct deposits on a monthly basis for assessments and the new bank will do an ACH which could make this possible. The Board will look at this option in the future.

The Association will be sealing the walking paths, which is a major project, which will take place next year.

HOMEOWNERS COMMENTS

A homeowner asked if the dog park will be cleaned up more in the spring because the stickers are hard on the dogs' paws. F. England advised that clean up has started. J. Tennis advised the Maintenance Department just dragged the dog park to try to remove the stickers. The homeowner complimented the Maintenance Department on the condition of the walking paths.

D. Jurkovic asked if the dog park would be sprayed next year. A homeowner commented if the dog park is sprayed to remove weeds, you would have to close the park for approximately four days before allowing the animals back into the park. F. England said this would be looked at but the homeowners' would have to be noticed and the park closed.

A homeowner asked about the 2 by 4's on the six foot fences, they are starting to dry rot and wanted to know if that was the homeowners' responsibility to replace those boards. F. England advised that is the homeowners' responsibility. B. Vanderslice told the homeowner if they would go to a marine store they can purchase a product called Git Rot and it would stop the dry rot.

ADJOURNMENT

There being no further business the Annual Meeting of the Members and Budget Ratification Meeting was adjourned at 6:52 pm.

Respectfully submitted,

Susan Toy, Provisional Manager
Woodland Village

Dan Jurkovics, Secretary
Woodland Village