

APPROVED
WOODLAND VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
February 18, 2009
4:30 P.M.

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

OTHERS PRESENT: Susan Toy, Provisional Manager
Susan Keenan, AMI
Gavin Silberschlag, AMI
Kelvin Voeller, AMI
Homeowners per Attached Sign in Sheet

CALL MEETING TO ORDER

F. England president called the Woodland Village Association Board of Directors meeting to order at 4:31 p.m.

ESTABLISHMENT OF QUORUM

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

HOMEOWNERS COMMENTS

Email from HO, Deborah Knoles

4:30 p.m. is a problem for several HO

2/12/09 rec'd notice postmarked 2/9/09 not less than 10 days

Do not approve to replace maintenance staff & voting status of B. Vanderslice via Area of home location

Mailed notices out 2/6/09 per S. Toy

F. England noted HO can bring postmark in but was mailed

B. Vanderslice is HO in area & has all rights to vote

F. England explained to all HO's elected & appointed positions

Jenna

Notices going out – twice nothing by mail & email

Contract – multiply bids? Concern

HO don't change meetings to 4:30 p.m.

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Security @ night? Yes till 2 a.m.

HO @ home day/night?

Summer 2 p.m. start patrol

HO was victim of 2 robberies already

Most occur during day

Check records & verify hour's approx & possible change hours

Check on report from Deputy Teresa w/NHW in WVA/Cold Springs last 6
Months

HO, there is a family/has problems with on Hazelnut & Bear Lake Drive
Next board meeting

APPROVAL OF PREVIOUS MINUTES

F. England motion to move to next months agenda

FINANCIAL REPORT

F. England explained the audit with State requires will change this account
Raymond Gonzalez

F. England motion to move savings account with UBS

Open 2nd account for reserve

Look @ moving different investment company Wachovia

B. Lissner motion to require 2 signatures to reserve account

F. England Seconded Motion carried unanimously

B. Lissner motion to check with managed @ UBS prior to moving to Wachovia
Investment Firm requiring 2 signatures & F. England discussing

B. Vanderslice Seconded Motion carried unanimously

OLD BUSINESS

Review/discuss & possible acceptance of the proposal from Associated Management, Inc
to oversee & manage the Woodland Village Maintenance Department

F. England explained why this is necessary to maintain the future maintenance of the
growth of WVA

2 full time staff @ maintenance & reviewed the current budget to HO in question

Budget used yearly? Yes

Contract yearly basis? Yes

2 current with only time to other items, no mowing-trim & edge

Managing employees? Yes

\$70,341.72 left over – in-house will include our 2 staff members

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B. Lissner explained the yearly complaints of weeds out of control – 2 people on staff & will be free of mowing – trim & edging responsibility to make this place look good
RFP needed? NOT required

F. England explained that they contacted several management companies & they were not interested in just maintenance

Lisa Finch Lot #1367, Bids? Only 1- nobody wanted

Mark Barker Lot #412, Hire contractor? Do we care what our business does?

2 full time positions all year? Yes

Sherrie Swain Lot #171, weekend's snow removal? Yes

F. England question to AMI

Cost employees

\$22.00 lead person & \$18.50 2nd employee

Including hourly rate + benefits as AMI employee

Set up meeting for one month from now

F. England & Bruce @ AMI to discuss hourly rate + breakdown

B. Lissner question, only 1 person now & what do we do for now? F. England to look into filling open position now

D. Jurkovic question, CAP with AMI?

Spending any extra money has to be approved by board not AMI

B. Vanderslice motion to move to next meeting 3/4/09 @ 6:30 p.m. to discuss again

P. Foreman Seconded Motion carried unanimously

NEW BUSINESS

Review/discuss & possible acceptance of the proposal from Associated Management, Inc to contract for full Management Services

Remove from agenda

SELECT FUTURE BOARD MEETING DATES

Nest meeting date 3/4/09 @ 6:30 p.m.

ADJOURNMENT

There being no further business the Board of Directors Meeting was adjourned @ 5:25 p.m.

Pam Foreman, Secretary
Woodland Village Association