

APPROVED
WOODLAND VILLAGE ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES
April 22, 2009
6:30 P.M.

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

OTHERS PRESENT: Susan Keenan, AMI
Gavin Silberschlag, 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 6:30 p.m.

ESTABLISHMENT OF QUORUM

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

HOMEOWNERS COMMENTS

Lot #49 HO noticed board changes
Commercial vehicle usage, why can't we park front of house?
F. England explained county ordinance shows only 8000# allowed on street
Online community – Yahoo group
Association has become notice happy
Don't care what you are telling HO
Took son & family to CA – RV 1 hr front of home Sunday 11 p.m. but Monday a.m. put camper away but received letter out same day
F. England will check into this and every lot is looked @ weekly
Mailing cost must be very high – check about mailing cost for very minor incidents

8 month HO,
Newsletter received – all about fines? – stop reminding in every newsletter
Tree's dying – charge HO?
Take newsletter/stop sending
Change wording on newsletter
F. England advised if any changes have been made then must be Sent per NRS116

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HO – father bought house

Did not receive any information from realtor about assessments and called WVA and was told he was past due now

Are Bank owned homes being fined? Yes, per F. England

Letter's sent? Yes, per F. England

Changes need to be made with association regarding letters

1st letter – rules & warning per F. England

HO, can't somebody rewrite letters?

Letters are very offensive

HO review and rewrite letters and will resubmit to attorney

B. Lissner, newsletter review – state requires items to be listed in letters and newsletter

APPROVAL OF PREVIOUS MINUTES

B. Lissner, not happy with association minutes, just random minutes.

Pam's minutes they look very funny then they use too – what happen?

Changed to ask and confirm, AMI will not markup 2 employees, on association payroll – not paid by AMI

B. Lissner motion to approve minutes March 4, 2009 with above changes noted

F. England seconded motion carried unanimously

FINANCIALS

F. England reviewed reports

Moved reserve account to Wachovia

Reserve, large amount outstanding late dues

Net Income, \$33,000 but \$19,000 loss projected

Interest, down due to investment payments

Security Budget, \$105,000 – HO why are we paying this amount?

Have same rights as HO, have caught kids breaking lights and have police report – going after kid's parents on this

HO – saw kids snooping***** around/stopped patrol and kids then ran

F. England will talk to patrol regarding service of patrol

HO – security cameras? Yes

Webcam but broke all the time

New patrol not working very well

Called owner of ESI about training dogs late @ night

D. Jurkovic motion to accept financials for January, February & March 2009

B. Vanderslice seconded motion carried unanimously

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Board to authorize additional signers for bank account
F. England & D. Jurkovics, elected members of the board
B. Vanderslice & P. Foreman appointed by B. Lissner
Bob, Fred & Pam current signers on accounts
B. Lissner motion to add D. Jurkovics as signer
F. England seconded motion carried unanimously

OLD BUSINESS

None

NEW BUSINESS

Quote for an automatic folder/insert machine
Cost to purchase \$9880.00
Annual service maintenance agreement \$988.00
Cost to lease for 48 months including service maintenance agreement \$380.37
3 people 2-3 days to fold and stuff
Move this item to bring up as part of budget for 2010
HO – have you checked outside companies? Yes/twice as much
Programs are written to do all this for you – HO to send information to F. England
Add to newsletter – HO wants newsletter email fill out form @ association office

Quote for a new postage machine
Cost to purchase \$1795.00
Meter rental per month for 1st 12 months \$38.00
Meter rental per month for next 12 months \$43.00
Annual service maintenance agreement \$180.00
Cost to lease for 63 months including service maintenance agreement \$80.00
Cost to rent for 36 months \$49.95
Move to budget for 2010
Must have 3 company bids
Bulk mail already done @ post office

Review and discussion to change property usage rules on commercial/work vehicles to coincide with county code
F. England commercial vehicles rules more restricted but not less restricted than county. County has no rules on private property
HO – paid fair price for home
 Asked about parking on RV side and was told okay by LSH – his job requires him to be on call 24 hrs
 B. Lissner – compromise?
 Security park vehicle there? NO per his company rules

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- HO – no other options, all he can do to pay his home
- Gross wt 24K – no air brakes, 6 tires, crane and compressor on vehicle
- Pays all dues and assessments on home
- Eliminating all HO's with over weighted vehicles?
- F. England, require back of fence or driveway – no semi allowed
- HO – fall under emergency response?
 - Issues, now where do we go?
 - Posting notice – no vehicles over 8000 lbs why? Not required by Washoe County
 - Park on RV access behind fence?
 - His driveway, his property, clean and no broken concrete
- F. England wants to see rules change, asked HO to bring letter from employer requiring this vehicle on HO property
- F. England wants the following:
 - Change about 26K not allowed
 - Above 12K – if have letter on file from employer allow work truck park on RV side for less than 24 hrs
 - No commercial vehicle – semi tractor
- F. England motion no action by association on work vehicles except semi trucks till next HOA meeting
- B. Vanderslice seconded motion carried unanimously
- Note: HO to contact Susan and give phone #
 - Workshop for new rules – prior to June regular HO meeting

Detention basins maintenance

- F. England asked Galvin @ AMI regarding detention ponds?
 - May & September
- F. England asked Galvin @ AMI to schedule and takes care of this
- B. Lissner afraid to talk to county on this, do yearly inspection?
- F. England motion to do twice a year, once spring, once fall and maintain as necessary
- B. Vanderslice seconded motion carried unanimously

Transition

- 71% based on occupied homes
 - 3 appointed now
 - Special election upon @ 75%
 - S. Toy to bring up @ Managers report
 - B. Lissner question? Are they in place now? Yes per F. England
 - Reserve study by developer per NRS116 done prior to turn over
 - Short fall developer must pay

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Common area deeds for phase 16 – discussion

Developer read thru by laws

Common area must be turned over prior to 1st home sold

PH 16 deeded to association with no notice prior with any landscape done yet

F. England spoke to LSH and had concerns record phase – start paying dues

Phase recorded – patrol does make same inspections as other homes

Vacant lots his responsibility

Wanted taxes – F. England checking on this

F. England checking with attorney to turn deeds back to developer – DEED

THEM BACK – improperly done

D. Jurkovic motion to deed back to LSH

F. England seconded motion carried unanimously

Community Managers Report

None

Maintenance Report

Galvin @ AMI

Irrigation turned on

1st application of fertilizer done, first mowing done, backflow leaking, roundup

spraying, blue dye on grass to kill weeds – HO poison? No per Galvin

Question? Several areas 15' spray nozzles over spraying and wasting water,
change to 10' replace? Yes

F. England used AMI staff to get pre-emergent done

Committee Reports

Design Committee

Weekly meetings now during summer months, volunteers still needed

Good Neighbor Committee

Ana reported

Halloween real good, teamed up with YMCA

Easter Egg Hunt, 400 people, AD was @ schools & local businesses

Great reviews from HO

3 bounce houses, face painting, egg coloring & YMCA raised \$300

Egg hunt used park

\$1050 pmt, \$500 reimbursed if clean

Improvements will be Saturday prior to Easter yearly newsletter

Volunteers from board members and store owners

Dirt lot around YMCA owned? Grass installed? No

HO – use middle school, charge? No

Outdoor movie night

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Social Clubs – NO

Babysitter club

CPR & First Aid trained

15 people \$400.00 + book

2 yr certification

Bring to board with request and details

Ladies Club, pot lucks & book exchange

Dog training, classes & demo

F. England dog park still looking @ private company
owning this? Check with county to rename and record

Change – no insurance @ this time

B. Vanderslice question, insurance? Yes

Access to board email address, ask S. Toy next week upon return

Thank you to board and LSH for everything

Chair and/or board comments

B. Lissner noted minutes must have more detail

B. Lissner wants to know why staff is not responsive ***IN PARTICULAR CASE

F. England will look into this

B. Lissner developer has community fund but must be spent in Cold Springs

Toilets in park during summer – Bob working on this

Bob will try to get rid of usage charge in parts

What happen to spring clean up?

Rocketeer Club – White Lake/no dust

No rangers in the park this summer

All clubs association can't be involved put information into newsletter

PTA items' okay/Fred will take to Susan

B. Lissner requested staff to come up with list to developer TRANSITION ITEMS

THAT ARE done or still need to be done

ADJOURNMENT

There being no further business the Board of Directors Meeting was adjourned
@ 8:47 p.m.

Pam Foreman, Secretary
Woodland Village Association