

APPROVED
WOODLAND VILLAGE ASSOCIATION
BOARD OF DIRECTORS 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
 D. Jurkovic, Elected officer

OHTERS 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 Bob Lissner called the Woodland Village Association Board of Directors meeting to order at 8:15 p.m.

ESTABLISHMENT OF QUORUM

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

HOMEOWNERS COMMENTS

B. Lissner spoke to B. Vanderslice & P. Foreman; they have accepted appointment by developer
B. Vanderslice & P. Foreman thanked B. Lissner for his approval of continuing on the board of directors

APPROVAL OF PREVIOUS MINUTES

B. Vanderslice motion to approve July 23, 2008 board meeting minutes
P. Foreman seconded Motion carried unanimously
F. England & D. Jurkovic abstained

B. Vanderslice motion to approve August 27, 2008 board meeting minutes
P. Foreman seconded Motion carried unanimously
F. England & D. Jurkovic abstained

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FINANCIAL REPORT

F. England reviewed report, \$600,000 in reserve, mule deer \$48,000
Staff asked how we can stop funding this? Bylaws and/or CCR requires this
 Keep reserve
YTD we are in front of budget now, next year \$40,000 loss
Reserve spending for office move, tenant improvements upfront or lease paying for them
now & keeping lease price down
B. Lissner question – allowing recording for bad debt gets done on annual basis not on
monthly
Internet reserve – remove for next year? Roll funds into general reserve, checking with
audit
Checking account out of balance by \$10.00 & outstanding payroll tax check from January
not cased but IRS current
Copies of bank statement included with board packet
B. Vanderslice motion to approve report given
P. Foreman seconded Motion carried unanimously

OLD BUSINESS

Selection of Officers
B. Lissner motion for F. England as president
P. Foreman seconded Motion carried unanimously
B. Vanderslice & D. Jurkovics abstained

B. Lissner motion for B. Vanderslice as vice president
P. Foreman seconded Motion carried unanimously

B. Lissner motion for B. Lissner as treasurer
F. England seconded Motion carried unanimously

B. Lissner motion for P. Foreman as secretary
F. England seconded Motion carried unanimously

B. Lissner motion for D. Jurkovics as director
P. Foreman seconded Motion carried unanimously

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Design changes on Security Signs

F. England motion to accept with changes noted

“A single security sign is allowed, overall height may be no taller than 24” with 6” in ground @ least (30” maximum height) sign size not to exceed 12”x 8” (standard size). Must be a professional sign by a licensed security company only. Must be located in the front yard on porch side and must be installed against porch railing and/or foundation closest to front door, and must be maintained in new like condition.”

P. Foreman seconded Motion carried unanimously

D. Jurkovic abstained

NEW BUISINESS

Lifestyle Homes invoice #90 for \$495.00 for replacement of 3 maple trees & emitters that were repaired

B. Lissner abstained

Received bill with no notations, phase 10 – 3 tree’s dead, no prior authorization by Association. T. Bucksbaum does not know if this was replaced

B. Vanderslice to investigate where these are located

P. Foreman seconded Motion carried unanimously

Lifestyle Homes invoice #92 for \$330.00 for gate repair at Sandpiper & Georgetown

B. Lissner abstained

HO crashed fence & letter has been sent

T. Bucksbaum asked LSH for quote but they fixed & then billed WVA

New policy requires PO from WVA prior to any work by LSH

B. Vanderslice motion to pay bill & still pursue HO for replacement cost

P. Foreman seconded Motion carried unanimously

Extended warranty offer form Kawasaki for new Mule

Expired 10/5/08 for new mule, WVA has had old mule for 5 year’s with no major maintenance

P. Foreman motion not to extend warranty

B. Lissner seconded Motion carried unanimously

Insurance quote to schedule miscellaneous tools & equipment for \$40,175 with a \$1,000 deductible for All Risk coverage, \$18.00 per year

B. Lissner motion to approve

B. Vanderslice seconded Motion carried unanimously

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COMMITTEE REPORTS

Design Committee
No report given

Good Neighbor Committee
No report given

Select future Board and Annual Meeting Dates

F. England motion for the following:
Board of Directors Meeting 4th Wednesday @ 6:30 p.m.
January, April, July, October (Annual Meeting)
P. Foreman seconded Motion carried unanimously

ADJOURNMENT

There being no further business the Board of Directors Meeting was adjourned
@ 9:30 p.m.

Pam Foreman, Secretary
Woodland Village Association