

**APPROVED
WOODLAND VILLAGE
BOARD OF DIRECTORS MEETING MINUTES
DECEMBER 9, 2009
6:00 PM**

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

OTHERS PRESENT: Susan Toy, Provisional Manager
Susan Keenan Associated Management, Inc.
Homeowners per Attached Sign in Sheet

CALL MEETING TO ORDER

President Fred England called the Woodland Village Board of Directors meeting to order at 6:02 PM.

ESTABLISHMENT OF QUORUM

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

*Note to Minutes: R. Lissner will be late arriving at the meeting due to traffic.

HOMEOWNERS COMMENTS

None

APPROVAL OF PREVIOUS MINUTES

The Board reviewed the Minutes from the October 28, 2009 Board of Directors Meeting. J. Swain questioned some items that indicated they were to be moved to the January Board of Directors meeting and he wanted to know if that was correct. F. England advised it was correct as the December meeting is a special meeting just to review the two items on the agenda.

D. Jurkovics moved to approve the Minutes as written.

J. Swain seconded.

Motion carried unanimously.

NEW BUSINESS

NDOW (Nevada Division of Wildlife) regarding Mule Deer Fund. F. England advised the Board was unaware that NDOW was attending the meeting as they contacted the Association after the agenda had been completed. They are here to ask for assistance from the Mule Deer Fund to help with reseeding due to the fires around Woodland Village. The Mule Deer fund has never been used in the 10 years since it was created and R. Lissner and F. England thought it would be appropriate to spend some of the money to help with this project. This is a budgeted item but he wanted to make the Board aware of the issue and get the Boards opinion on spending the funds. This item will be put on the next regular Board Meeting Agenda to look at future projects also.

Chris Hampson, a game biologist for Washoe County covering the area North of Reno except for the Pevine, presented a funding proposal for a collaborative effort for the Petersen Mountains Fire Rehabilitation Project. This project is to reseed native vegetation on the mountain that is an important food source and thermal/escape cover for the Mule Deer and other wildlife in the area. This project between NDOW, the Mule Deer Foundation and Woodland Village is in addition to the BLM project and will reseed an additional 2,250 acres with sagebrush seed. NDOW is requesting funding to pay the cost for applying the seed by

helicopter from Woodland Village. Seeding is to take place between late December 2009 and late January 2010. The cost for the helicopter (El Aero Inc.) is estimated at \$7,500.00. Chris advised when he first met with Bob; the Mule Deer Foundation had about \$1,000 from their local chapter to contribute to the restoration and will be involved in the overall restoration effort. F. England advised Chris to get in touch with S. Toy for the funds.

Review and Possible Acceptance of New Contract for Woodland Village LAN with Pyramid.Net.

F. England advised InterComm has been sold to Pyramid.Net. The Association had a stipulation in the contract with InterComm that the Association must approve the sale or be given the option to buy the internet back. Pyramid does not want the LAN due to the age of the equipment as it would be expensive to replace making it impossible for them to recoup their funds. There are approximately 200 people left on the LAN and they were to notify all of them of this change in ownership. S. Toy advised she has the LAN at home and did receive an email from InterComm.

F. England said Pyramid is going to provide either a couple months of free DSL or a discounted price for six months to a year to the Association and six months free support for the woodlandvillage.net mail server. However, after that the Association will have to look for another company or pay Pyramid for the service. He would like the Association to maintain the website. Pyramid was supposed to send proposal to switch us over to their DSL but we have not received it, so the cost is not known. They did let everybody know and that was his main concern. He did not want the service to stop without any prior notice.

Woodland Village customers will have to start paying for their Woodlandvillage.net email personally or the Association will have to pick up the cost. Email was offered to everybody for free in the past but we were providing the service at that time. It is not feasible for the Association to move the service in house. We talked about moving over to GMAIL and we could move woodlandvillage.net name over to them but everybody would have to re-set up their accounts. We have six months to do this but we need to have somebody check it out to make sure there are no problems and to get set up directions. There might be between 300 and 400 customers still on the LAN and we cannot just say it is going to go away. The internet was something that R. Lissner set up and it would be nice if we could maintain it at no cost. Right now the Association domain is set up with Pyramid and F. England will try to talk to them to see if they will just pick it up. He would rather not change it and maintain it here. Pyramid said they will give us six months free so he will talk to him and bring it back to the Board. S. Toy stated the email she received at home said that you'll have until the end month. R. Lissner asked so the LAN is going to be shut down? F. England advised yes Pyramid doesn't want the LAN.

Review and Possible Acceptance of Health Insurance Quote for Woodland Village Employees. F. England provided a recap of the health insurance quotes for the Executive Board. The insurance agent provided optional quotes for vision, dental and life insurance of \$15,000 per employee. The Association budgeted an estimated annual cost of \$42,000 for the employee insurance and none of the quotes are close to that amount. The HMO's are the most inexpensive but the least expensive HMO plan is the worse one. It has a \$45 co-pay and the insurance only pays 60%. The Blue Cross PPO pays 70% with a \$35 co-pay and the employee pays 30%. The cost for five employees would be \$1300 a month. If we include all the coverage's on this plan, it would run a total of \$1500 approximately. This is for three staff plus two maintenance employees. J. Swain noted his main concern is, the PPO co-pays are a little cheaper but he does not like the 70% that the insurance company pays. It leaves a lot to pay out of the employee's pocket. Also another issue he is concerned about is the prescription drugs co-pays. F. England stated if we decide to go with an HMO, he likes the one with the \$20 plan. It's the least expensive plans, it covers more and the out of pocket maximum is \$4500.

Currently, the Association funds \$100 a month to each employee as part of their paycheck to cover health insurance. This amount is in addition to their regular hourly pay. They will lose this additional amount if the insurance is purchased. The cost under the HMO is based on age so the highest cost is for the oldest employee and runs approximately \$400 a month. Most employees' cost would be \$200. So if it this passes we will take the \$100 back from the employees which would lower their take home pay but we would cover their health insurance. If they want a spouse or a family plan, that would be their expense. If we include vision, dental and life, the total plan would be approximately \$18,000 for the year. F. England advised the life insurance coverage cost is minimal and only gives them \$15000 of coverage. It would be nice to include it in the package as it says that we care about the employees. The vision is through VPS which is a pretty good plan. The dental is through MetLife and life is through Blue Cross/Blue Shield.

F. England stated the difference between the two plans is less then \$2000 total and he likes the \$20 HMO plan. Once the insurance is purchased, the rate is set for a year. R. Lissner asked if any of the plans will want to evaluate our staff and refuse coverage due to any preexisting conditions. F. England advised once the rate is set, they have to take the employees. The employees filled out questionnaires before we obtained the quotes but the rates will go up because we are not putting the coverage into effect until the first of the year.

Motion: F. England moved to approve the Sierra Health & Life HMO \$20 co-pay plan including vision, dental and life for an estimated total \$19,000.00.

J. Swain seconded.

Motion carried unanimously.

D. Jurkovics asked is the coverage going to be offered or are we implying that it is 100% and everyone has to take the insurance and loose the \$100.00? If the insurance is free everyone will take it, if someone doesn't need the insurance they might not buy it. F. England advised everyone has to take the insurance and we are not going to pay them if the employees say they do not want the coverage. S. Toy advised there is an additional load for rates of groups under five employees. F. England stated he would prefer that for the first year the employees have to take the insurance. After that we can look at it and if the employee does not want the insurance and did not use it and were not going to have a problem insuring fewer than 5 employees, they can drop the insurance. R. Lissner added that the condition for this is what the load would be for insuring fewer than 5 employees.

Motion: R. Lissner moved to offer \$100.00 to any employee that opts out of the insurance.

D. Jurkovics seconded.

Motion carried unanimously.

Homeowner Comments. A homeowner asked about the new coupon for the association fees and wanted to know if they still use the same P.O. Box? F. England advised we are changing banks and are going to a lock box type of system. The first quarter assessment will be mailed to the old P. O. Box number in order to meet the state law mailing requirement. We will be mailing out the coupons for the 2nd, 3rd and 4th quarters and they will go to the new lock box address.

ADJOURNMENT

There being no further business the Board of Directors Meeting was adjourned at 7:20pm.

Respectfully submitted,

Susan Toy, Provisional Manager
Woodland Village

Dan Jurkovics, Secretary
Woodland Village