



WOODLAND VILLAGE ASSOCIATION

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

The purpose of this notice/agenda is to inform you of the date, time, place and action items of the upcoming scheduled meeting of the Board of Directors.

Date & Time: JANUARY 28, 2009, WEDNESDAY, 6:30 P.M.
Location: WOODLAND VILLAGE ASSOCIATION
18705 Village Center Drive, Suite 103, Reno, Nevada

AGENDA

Please note that the Board may take action on any of the following items:

1. Call to Order, Welcome and Introductions, Determination of Quorum
2. Homeowner Comments - Owners have the right to speak to the Board. This period is devoted to comments by units' owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken. Please note that the Board has the authority to limit the time for individual comments. A time limit of 3 minutes has been allotted per owner. No owner can give away their allotted time to expand another owner's time.
3. Minutes
 - a) Approval of the October 22, 2008 Board Meeting Minutes
4. Financials
 - a) Review and accept current financials
5. Old Business
6. New Business
 - a) Review and acceptance of 2007 Audited Finance Statements
 - b) Change of Collection Policy to reduce number of notices sent to members
 - c) Review and Adoption of Fine Schedule
 - d) Review and increase of homeowner credit for Association Black Street Light
 - e) Discussion and vote on possible move of management of WVA Maintenance to Associated Management Inc. (AMI)
7. Chair and/or Board Comments
8. Community Managers Report
9. Maintenance Report
10. Committee Reports
 - a) Design Committee
 - b) Good Neighbor Committee
11. Select future Board and Annual Meeting dates

12. Adjournment

An Executive session of the Board may be held before or after the meeting to discuss CC&R violations. Please RSVP to Woodland Village Association if you plan to attend the meeting. The draft minutes of this meeting will be available to homeowners 30 days after the meeting date. The minutes, together with other important association information, are available on the website at www.woodlandvillage.net.