



WOODLAND VILLAGE

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: JULY 22, 2009, WEDNESDAY, 6:30 P.M.
Location: WOODLAND VILLAGE
18705 Village Center Drive, Suite 103, Reno, NV

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 April 22, 2009 Board Meeting Minutes
4. Financials
 - a) Review and accept current financials
5. Old Business
6. New Business
 - a) Review and adoption of 2009 Budget
 - b) Review and acceptance of 2009 Reserve Study
 - c) Review and acceptance of 2008 Audited Finance Statements
 - d) Acceptance of Resignation of Pam Foreman as Secretary and appointment of her replacement
 - e) Discussion and vote on possible move of management of WV to Associated Management, Inc.
 - f) Review and acceptance of ESI Security Services Contract for 2009 to 2010. The rate remains the same
 - g) Review and possible approval of Lease/Purchase of a Truck for Maintenance Department
 - h) Review and possible approval of purchase of Laptop computer for Association Office
 - i) Review and adoption of Board Resolution to the WV CC&R's for Work Trucks
 - j) Review and adoption of Board Resolution to the WV CC&R's regarding Ownership of Party and Perimeter Walls/Fences
 - k) Review and acceptance of Replacement of 70 Association Trees
 - l) Review and increase of homeowner credit for Association Black Street Light from \$2.00 per quarter to \$2.50.
 - m) Review and acceptance of Insurance Quote from ISU Stetson-Beemer Insurance or Wells Fargo Insurance Services, Inc.
7. Chair and/or Board Comments
8. Community Managers Report
9. Maintenance Report
10. Committee Reports
 - a) Design Committee
 - b) Good Neighbor Committee
11. Adjournment

An Executive session of the Board may be held before or after 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.