



WOODLAND VILLAGE

NOTICE & AGENDA BOARD OF DIRECTORS MEETING

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

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

AGENDA

**Please note action may be taken on any item on the agenda
Per NRS 116 (effective 10/1/09) each meeting of the board shall be audio recorded.**

1. Call to Order, Welcome and Introductions, Determination of Quorum
2. Homeowner Comments – The comments are limited to items listed on this agenda. 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 July 22, 2009 Board Meeting Minutes
4. Financials
 - a) Review and accept current financials
5. Old Business
 - a) Discussion and determination of an Investment Policy
6. New Business
 - a) Review and possible acceptance of Engagement Letter from Muckel & Anderson for 2010-2011
 - b) Discussion and possible acceptance of an Engineering Company to handle the Slurry Seal Project
 - c) Discussion and review of Advertising Signs for Commercial Businesses in the Village Center
 - d) Discussion and review of WV Patrol
7. Transition
 - a. Review and Possible Acceptance of Phase 16 Common Area Turnover Report from Declarant to Association provided by Resource 1
 - b. Acceptance of Phase 16 Common Area Landscape Map provide by G&G Nursery
8. Chair and/or Board Comments
9. Community Manager Report
10. Maintenance Report
11. Committee Reports
 - a) Design Committee
12. 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.
13. 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.