

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

April 6, 2009

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on April 6, 2009 at the Wood Ranch Clubhouse. The meeting was called to order at 7:06 P.M. by President, Peter Williams.

Board Members Present: President, Peter Williams; Secretary, Kent Grubaugh; Treasurer, Jeff Schroeder and Director, Joe Hackman

Board Members Absent: Vice President, Jody Blessum

Management Present: Tim Morgan, Lindy Johnson and Anita Aragon

Others Present: None

2) MINUTES:

A MOTION WAS MADE BY KENT AND SECONDED BY JOE TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED JANUARY 5, 2009 AS SUBMITTED. MOTION CARRIED WITH BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Judith Timmerman, 100 Creighton Way – would like a reminder in the newsletter sent out about picking up pet waste, especially on corner lots. She said it is more the kids than the adults who are not picking up the waste left by their pets.

Luz Maria Chavez, 15 Chadbourne Drive – would like the board to know that she will take care of the dues she hasn't paid yet. She also discussed the issue about her dog that her neighbor was complaining about. She wanted to let the board know she did all she could to take care of the issue. *No one brought this issue up to the board or the management office. The board does not get involved in dog issues. The enforcement of these types of issues are the responsibility of the Contra Costa County Animal Control department.*

4) COMMITTEE REPORTS

Architectural Committee:

A MOTION WAS MADE BY PETER AND SECONDED BY JEFF TO CONFIRM DON MURPHY AS A NEW COMMITTEE MEMBER OF THE ARCHITECTURAL COMMITTEE. MOTION CARRIED WITH BOARD MEMBERS IN FAVOR.

47 Woodranch Circle – this application for their shed will be denied and they will be asked to move the shed away from the front fence line due to fence design or hide from view.

Community Events Committee: No update at this meeting.

Discussion points:

- Jeff commented the card game was fun.
- He also inquired whether an Egg Hunt is planned. *No one stepped forward to host this event – the chairman will be out of town this year.*
- Peter would like to incorporate 30 minutes for community information at every meeting except for the Annual and Budget meetings.
- He suggested having a representative from EBMUD as a guest speaker at the next meeting to discuss how homeowners can effectively reduce their water consumption and still maintain their landscaping. He will ask them to bring some pamphlets to distribute to homeowners who will be present.

5) FINANCIALS

A MOTION WAS MADE BY KENT AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED THE FEBRUARY 28, 2009 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- Investment Income - *varies due to the changes in interest rates and account balances.*
- Minor repairs – *those expenses were for the water leak in the water heater room as well as repairs for compliance with the VGB act.*
- Kent asked what the outstanding deposit of \$2,666 for Citibank was for – *this is a timing issue for the regular monthly reserve deposit.*

6) REPORTS AND INFORMATION:

Old Business:

Gift Certificate for Bob Nichols – *purchased and mailed*

Wood Ranch Circle – dip in road reported to Town of Danville

- The Town of Danville got back to us to say they were meeting with EBMUD to make sure the sinkhole has nothing to do with the some prior work the utility company has done in the area.
- Peter asked who was responsible to repair sidewalk cracks. *It is the responsibility of the fronting property owner to make any/all repairs to the sidewalks. The HOA would be responsible for the sidewalks that front common area property only. He will put the information in the newsletter that homeowners are responsible for maintaining the condition of the sidewalk fronting their properties.*

Acct. #206-05 – has been resubmitted to ALS

New/Tabled Business:

Picnic table/benches – Proposal from McMahon

A MOTION WAS MADE BY JEFF AND SECONDED BY PETER STATING THE BOARD ACCEPTS THE PROPOSAL BY MCMAHON DATED MARCH 18, 2009 TO REPAIR AND PAINT PICNIC TABLES AND BENCHES IN THE AMOUNT OF \$2135. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Solar Panels

Discussion Points:

- New State laws and assembly bills override HOA existing rules and regulations and governing documents.
- The major concern is aesthetics of panels on the front of homes.
- The architectural committee needs to get more information from the contractors
- Pool and water heater panels are already on front of homes.
- Not allowing these new types of solar panels on the front of homes would be discriminating against homes facing south
- With the new photo-electric panels, we can't do anything that will increase the cost to the homeowner by more than \$2000 and/or decrease the efficiency of the unit by more than 20%.
- Peter - suggested that we consider the following stipulations with respect to location of the panels:
 - Must lay flat on the roof, if a street facing elevation
 - Take into consider the effects of reflection on neighbors' homes
 - No panels installed on walls.
 - Allow solar roof tiles.
- Tim – keep in mind the HOA needs to consider rear yards where it is possible to have upslope installation that is visible from the street. He further suggested the board might consider, because of topography, to allow putting it along the perimeter of the house. The development is over 12 years old and yet there is not a significant number of pools in the development.
- Keith – dismounting them from the house structure – may be able to hide them from view.

- Kent – concerned about aesthetics if most people have solar panels fronting their homes. Even if there are only 20 homes in the development, that is still 20 homes you will have to look at every day.
- Jeff – we should have a threshold that will be reasonable. Owners need to make sure the panels are placed in the least intrusive place first.
- Keith - would like a to make it mandatory that a letter *from the contractor* be attached to the architectural application that states installing the panels on the front is the only place it can go. In addition, state that all locations have been considered and outline costs for different locations, if any, within the parameters as outlined by the assembly bill. The rules need to give homeowners all this information as well as outline the information in the assembly bill regarding the limitations on dollar amounts and efficiency.
- Peter - would like to ask the contractor to make a statement about the costs for an alternative location so the Architectural Committee will be in a position to consider telling homeowners to use the alternate location it if it fits within the parameters as outlined by the law.

A MOTION WAS MADE BY KENT AND SECONDED BY JEFF TO UPDATE THE ASSOCIATION'S RULES AND REGULATIONS TO REFLECT THE FOLLOWING:

- *REFERENCE THE LEGISLATIVE CHANGES AND OUTLINE LIMITATIONS OF THE HOA WITH RESPECT TO INSTALLATION COSTS AND EFFICIENCY*
- *SUBJECT TO THE STATE'S ASSEMBLY BILL, INSTALLATION OF PANELS:*
 - *ON THE FRONT WILL NOT BE ALLOWED UNLESS IT IS THE ONLY VIABLE LOCATION*
 - *PANELS MUST BE INSTALLED FLAT WITH THE ROOF ON STREET FACING ELEVATIONS*
 - *NO WALL PANELS WILL BE ACCEPTABLE*
 - *SOLAR ROOF TILES WILL BE ACCEPTABLE*
- *THE ARCHITECTURAL APPLICATION MUST BE ACCOMPANIED BY A LETTER FROM THE INSTALLATION CONTRACTOR STATING:*
 - *ALL LOCATIONS HAVE BEEN CONSIDERED*
 - *OUTLINE ALTERNATIVE LOCATIONS AND RELATED COSTS, IF ANY, THAT ARE WITHIN THE PARAMETERS OF THE STATE'S ASSEMBLY BILL*
- *THE ARCHITECTURAL COMMITTEE WILL BE ALLOWED TO MAKE DECISIONS WITH RESPECT TO LOCATION OF PANELS WITHIN THE PARAMETERS OF THE NEW LAWS.*

MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR. The Board thanked Keith for all the time and work he and the committee have put into this.

Security Guards: Due to some unwanted activity at the Northridge pool area the past couple of weekends, their board decided to start security guard service early this year. Guard services during the “pool season” are shared between Wood Ranch and Northridge. This means the guards rotate between facilities every 30-40 minutes and costs are split between the two associations. The service will be 9pm to 2am, Friday and Saturday nights only until Memorial Day weekend, when service goes to seven days a week. Wood Ranch has weekend, Friday and Saturday night, guard service year round.

A MOTION WAS MADE BY PETER AND SECONDED BY JEFF STATING THE BOARD IS IN FAVOR OF JOINT/SHARED SECURITY GUARDS WITH NORTHRIDGE STARTING FRIDAY, APRIL 10TH. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Website

- John Caskie set up the website and now manages it for \$100/month. They update the minutes, calendars and documents as sent by the Board or management.
- Joe advocates for a system that the HOA can update themselves
- The HOA could consider creating a “Facebook” type page where the board and/or management can manage events and updates.
- If the board wants to explore this, he will provide his services for free
- He will put together a proposal for the Board to consider.

Information:

- Copies of the 2008 YE Tax Returns
- Copy of the 2008 Audited Financials

7) ADJOURNMENT:

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO ADJOURN THE REGULAR MEETING AT 8:20 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES FROM THE REGULAR BOARD MEETING.

