

**WOOD RANCH OWNERS ASSOCIATION  
2010 ANNUAL BOARD MEETING MINUTES**

October 18, 2010

1) CALL TO ORDER:

The annual meeting of the Wood Ranch Board of Directors was held on October 18, 2010 at the Wood Ranch Clubhouse. The meeting was called to order at 7:03 P.M. by President, Peter Williams.

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

Board Members Absent: NONE

Management Present: Tim Morgan, Lindy Johnson and Anita Aragon

Others Present: NONE

2) INTRODUCTION OF DIRECTORS

3) ESTABLISH A QUORUM:

The annual meeting quorum requirement is representation from 51% of the 431 lot owners. Management had 129 proxies and with those in attendance not enough to meet the requirement of 216 proxies. As such, a quorum was not established. Therefore, *A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ADJOURN THE ANNUAL MEETING AT 7:05 P.M. TO BE RECONVENED IN ONE MINUTE AT WHICH TIME THE QUORUM REQUIREMENT DROPS TO 25% OR 108 PROXIES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

The reconvened annual meeting was called to order at 7:06 PM by President, Peter Williams.

4) ELECTION:

Four individuals are running for the three seats up for election. After a count of the ballots, the winners were announced by Homeowner, Stefan Rubendall: Jeff Schroeder, Kent Grubaugh and Greg Yonko

Congratulations to the two re-elected members, Jeff Schroeder and Kent Grubaugh and welcome to newest member, Greg Yonko. The Board and Management thanked Joe Hackman for his time

and service as a volunteer on the Board and his help in designing the HOA's new website. He will be missed.

5) MOTIONS AND DISCUSSIONS

Board Positions:

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY STATING BOARD POSITIONS WILL REMAIN THE SAME WITH NEWEST MEMBER FILLING THE POSITION OF DIRECTOR. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

*Positions are as follows:*

<i>President:</i>	<i>Peter Williams</i>
<i>Vice President:</i>	<i>Jody Blessum</i>
<i>Treasurer:</i>	<i>Jeff Schroeder</i>
<i>Secretary:</i>	<i>Kent Grubaugh</i>
<i>Director:</i>	<i>Greg Yonko</i>

2010 Excess Operating Income:

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ROLL OVER ANY EXCESS OPERATING FUNDS TO RESERVES AT THE END OF THE YEAR 12/31/10. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

6) ADJOURNMENT

*A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO ADJOURN THE RECONVENED ANNUAL MEETING AT 7:30 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

THE UNDERSIGNED APPROVES THE ABOVE MINUTES FROM THE RECONVENED ANNUAL BOARD MEETING.

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