

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

April 12, 2010

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on April 12, 2010 at the Wood Ranch Clubhouse. The meeting was called to order at 7:05 P.M. by President, Peter Williams.

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

Board Members Absent: Treasurer, Jeff Schroeder

Management Present: Tim Morgan, Lindy Johnson and Anita Aragon

Others Present: Scott Tabler, Aragon Commercial Landscape
Rob Blatecky, Solar City
Mikel De Sanctis, Akeena Solar

2) PRESENTATION:

Aragon Commercial Landscape: Scott is present at the meeting tonight to go over the previously requested proposals for irrigation renovations and mulch to the common areas.

- Irrigation renovations:
 - Aragon is not recommending the work as proposed by EBMUD be completed.
 - Rebates referred to is 50% of materials only
 - Return on investment is 5-10 years
 - System in place now is very efficient
 - Nothing wrong with current program
 - Draw back is it doubles run times
 - Aragon will ask EBMUD to provide a schematic showing payback period
 - HOA to track water rates/usage
- Mulch proposals:
 - Mulch serves a couple of purposes, holds in moisture and keeps weeds down and for aesthetics
 - Proposed for a different type of material that lasts longer
 - Used to do clubhouse/entry area once a year with ¼ minus, black mulch
- V-ditches:
 - Aragon does site inspections once a year
 - Responsibility – to keep clear of debris/caulk cracks/spray weeds during weed abatement

- Weed Abatement: 4/19 had to provide schedule to SRVFD; will begin the second to last week in May.
- Tree trimming: scope of work for this year is \$11,760; five year average for 2010-2014 is \$11,563 and is built into operating budget
- Skyline: guest speaker at July 12th meeting to discuss tree care for homeowners

Present this evening at board's request are representatives from two solar energy companies to discuss options available to the HOA:

Solar City, Rob Blatecky: Office is in Foster City; Warehouse in Berkeley

- HOA recently switched from residential to a commercial A-1 rate so the savings with solar are minimal
- HOA is a non profit corporation and therefore not a candidate for federal and state tax credits
- Proposal is based on a 20KW system (100 panels) using the clubhouse roof and outside pool trellis
- Historically, PG&E rates have increased 6%/kwh; 2011 they are asking for 10%, most likely will not get that. Electric PG&E rates will continue to go up.
- HOA would enter into a PPA agreement rather than purchase the equipment
- PPA agreement, rebates would go to Solar City; HOA would assume maintenance responsibility and pay a fixed cost for leasing the equipment
- Solar City offers a \$400/rebate for each HO that installs solar with Solar City. Additional funds are available as donations to SRV Education System in the name of the HOA
- Environmental benefits are renewable and cleaner energy
- PPA kwh costs raise @ 3.9% annually; starts at approximately 20¢/kwh
- Solar City uses their own employees to install the equipment; takes 2-4 weeks
- Financing is through Citibank

Akeena Solar, Mikel De Sanctis: Office is in Los Gatos

- Based on his inspection, he feels available existing space allows for a 9.8KW system
- Existing trellis structure would need permits from the Town of Danville; historically cities are not allowing to install on existing structures as they were not built to handle the weight of solar panels.
- Install would also require upgrading existing electrical panel and trenching – all costs to the HOA
- Once HOA switched to A-1 commercial rate, savings for solar is minimal
- Purchase vs. PPS: their financial institution has no availability for associations. HOA would have to weigh benefits vs. up front costs.
- Akeena Solar locks in the price of 20-28¢ per kwh for the term of the lease (18 years).
- PG&E rates will continue to go up. January 2011 the tiered program in place for residential will go from 5 tiers to 3 tiers; which means most homeowners will hit the higher tier earlier in the month
- Akeena Solar offers a \$500 referral program for HOs and HOA

- Boards asks that management find out if CCC or Town of Danville have proposed property taxes on systems purchased by HOs

Board Discussion:

- The Board thanked both representatives for coming to the meeting tonight and providing valuable information for them to review
- Hire an energy consultant/design engineer to study how much energy HOA uses – analyze PG&E rates, how much energy would solar generate, installation costs.
- If it is determined the savings are defensible, get design proposal.
- Projections for best time to install solar is between 2012-2015.

3) MINUTES:

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETINGS DATED JANUARY 4, 2010 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4) HOMEOWNERS COMMENTS:

NONE

5) COMMITTEE REPORTS

Architectural Committee:

- New Committee Member: *A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO APPOINT STEFAN RUBENDALL TO THE ARCHITECTURAL COMMITTEE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.* Stefan was present at tonight’s meeting and the board thanked him for his attendance and for volunteering his services to the committee.
- Committee member, Don Murphy, is putting his house on the market so the committee is looking for another homeowner to join the committee. *Peter will put a notice in the newsletter.*
- Architectural Application Process: *A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO STREAMLINE THE APPLICATION PROCESS AS FOLLOWS:*
 - *THE CHAIRMAN OF THE ARCHITECTURAL COMMITTEE CAN ACT IN AN EXPEDIENT MANNER, ON BEHALF OF THE ENTIRE COMMITTEE, AND APPROVE APPLICATIONS THAT ADHERE TO GOVERNING DOCUMENTS AND RULES AND REGULATIONS IN PLACE AT THE TIME OF SUBMISSION OF THE APPLICATION.*

- *IF AN APPLICATION WOULD BE CONSIDERED OUT OF THE ORDINARY, PRECEDENT SETTING OR DENIED, APPLICATION MUST BE REVIEWED BY THE ENTIRE COMMITTEE.*

MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- *Artificial Turf: A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO MODIFY RULES AND REGULATIONS SECTION 2.9 TO READ “ARTIFICIAL TURF WILL NOT BE CONSIDERED AN APPROVED MATERIAL FOR USE IN FRONT/SIDE YARD APPLICATIONS OR ANY PORTION OF A LOT LOCATED OUTSIDE REAR YARD FENCE ENCLOSURES”. MOTION CARRIED WITH THREE BOARD MEMBERS IN FAVOR AND ONE OPPOSED.*
- *Paint Palette: Committee will be reviewing and updating the existing paint palette. Once completed, they will present to the Board.*

Community Events: None

6) FINANCIALS

A MOTION WAS MADE BY PETER AND SECONDED BY JODY STATING THE BOARD HAS REVIEWED THE MARCH 31, 201 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- Cash balance has improved over the negative 12/31 year end balance – made up over \$17,000.
- First quarter is the lowest expense quarter of the year.
- Only expense out of the ordinary is the approved work for replacement of pool mastic

7) REPORTS AND INFORMATION:

Old Business:

- Clubhouse Solar: discussed earlier in the meeting
- 165 Summerfield: v-ditch work by ESR approved/completed
- Waves Above – mastic proposal approved/completed

New/Tabled Business:

- *Website Update: A MOTION WAS MADE BY PETER AND SECONDED BY KENT STATING THE BOARD HAS DISCUSSED AND SEES NO CONFLICT OF INTEREST TO HIRE BOARD MEMBER JOE HACKMAN TO SET UP A NEW WEBSITE FOR THE ASSOCIATION AT A COST OF \$500.00. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Discussion Points:

- Setup up fee is \$500
- Monthly hosting fees will drop substantially from the current \$100/month
- Will give the website a fresh look
- *Holiday Lights: Tabled to the next meeting*

- Aragon - irrigation conversions and mulch proposals: discussed earlier in the meeting
- 2010 Lifeguard Services – no longer provided by YMCA: *Peter will put a notice to homeowners in the upcoming newsletter that the services have been discontinued.*
- 9 Scenic Court – repairs to retaining wall: will be completed as soon as weather permits.
- Pool wrought iron fence proposal:
 - A proposal was provided by McMahan to replace rusted out sections of the fence.
 - Board looked at the areas in question and agree this is a safety issue and needs to be completed prior to opening of pool for the season.
 - Painting the fence is on the reserve study to be completed in 2010. Since a portion of this proposal already includes repainting the repaired sections, management will find out how much to paint entire fence upon completion of repairs.

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO COMPLETE THE REPAIRS AS PROPOSED BY McMAHON CONSTRUCTION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR. MANAGEMENT WILL FORWARD TO THE BOARD THE ADDITIONAL COSTS TO PAINT THE ENTIRE FENCE.

Next Board Meeting is July 12th at 7:00 pm.

Information:

- 2009 Tax Returns – completed and filed

8) **ADJOURNMENT:**

A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 9:40 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

