

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

July 11, 2011

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on July 11, 2011 at the Wood Ranch Clubhouse. The meeting was called to order at 7:00 P.M. by President, Peter Williams.

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

Board Members Absent: Treasurer, Jeff Schroeder

Management Present: Tim Morgan, Lindy Johnson and Anita Aragon

Others Present: NONE

2) MINUTES:

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED APRIL 11, 2011 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO ACCEPT THE MINUTES OF THE ARCHITECTURAL APPEAL HEARING DATED JUNE 7, 2011 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Stefan Rubendall, 1021 Barringer Drive: wanted to know when the signs will be replaced. *They are on order. They are customized design and the HOA has maintenance responsibility.*

4) COMMITTEE REPORTS

Architectural Committee: Keith Osantowski, Stefan Rubendall and Marc Drasin were all present:

- 400 Fairview Street – application for roof was denied because it was the wrong type and color
- 18 Ashland Way was denied for not having enough information.

Community Events Committee: No report.

5) FINANCIALS

A MOTION WAS MADE BY PETER AND SECONDED BY JODY STATING THE BOARD HAS REVIEWED THE JUNE 30, 2011 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- Peter would like the financials to show the reserve percentage each time. He is keen on getting this back to 100%. Currently we are at 70%. It doesn't change until September. With the tennis court done by then, the remaining life can then be adjusted. Draft of the Reserve Study is coming in the fall and it will reflect new life of the tennis courts.
- There are 8 accounts that are delinquent out of 431.

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- A. Tennis Court Update – Expected completion date of the courts is July 18. Aragon will then do French drain and the remediation of the lawn. When that is done the resealing of the parking lot will follow. There is a mechanic's lien filed and it will be released when the last check to First Serve is sent.
- B. Cornerstone Final Report To Follow
- C. Hot Water Heater Replaced
- D. Enhanced Security Hours

New/Tabled Business:

- A. Spa Heater Replacement – it is not worth repairing. It has a 15 year life and has 3 years remaining. It doesn't make sense to put a lot of money for repair when it is scheduled to be replaced 3 years from now. The heater in the proposal is a slightly bigger heater.

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO HAVE WAVES ABOVE POOL SERVICE REPLACE THE SPA HEATER IN THE AMOUNT OF \$2,695. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- B. 45 Wood Ranch Circle Non Party Fence Issue – As per the Association’s attorney, all Association property, whether referred to as common Area, Open Space or Easements are Parcels and not lots. As per the January 2004 policy, this is not a party fence and the Association will not share in the expense for replacement or repair of this or any other private property owned fence.
- C. 160 Crestridge Drive Previous Legal Issue – Recorded legal agreement- This was an improvement that wasn’t approved. The homeowner is requesting they be allowed to use their balcony since the neighbor that complained has moved. *To allow the use of it will imply an indirect approval and it will have global implications throughout the community.*
A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO DENY THE REQUEST TO USE THE BALCONY. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- D. Clubhouse Carpet – The carpet is showing a lot of wear and tear. There is \$4,326 available for the carpet as per the Reserve Study. The carpet has a 10 year life and it has 7 years remaining.
 Discussion Points:
 - See how much it cost to re-carpet
 - Wait until after the pool season
 - Look at adding 3 ft landing by the back door and add another row of tiles at the front door.
- E. 140 Heartland Court Retail Activity – complaints from neighbors from Jennifers Meadows. This is a violation of the CC&Rs. Recommend they do their sales in conjunction with Community Annual and to keep the signage down. The contact information on who is now in charge of the Community Annual Sale needs to be forwarded to PM&A.
- F. Intent to Run – Peter and Jody are up for re-election. Peter will run and Jody will consider it.

7) ADJOURNMENT:

A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 8:04 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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