

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
April 13, 2015**

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on April 13, 2015 at the Wood Ranch Clubhouse. The meeting was called to order at 7:00 P.M. by President, Jody Blessum.

Board Members Present: President, Jody Blessum; Vice President, Kent Grubaugh; and Director, Floria Hakimi

Board Members Absent: Treasurer, Greg Yonko; Secretary, Jeff Schroeder

Management Present: Tim Morgan, Lindy Johnson, Anita Aragon and Mark Morgan

Others Present: NONE

2) MINUTES:

A MOTION WAS MADE BY KENT AND SECONDED BY FLORIA TO ACCEPT THE MINUTES OF THE ANNUAL AND REGULAR BOARD MEETINGS DATED JANUARY 19, 2015. MOTION CARRIED WITH ALL REMAINING BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Edie Davis, 2 Chadbourne Drive; Jillian Dowler, 65 Chadbourne Drive; Amy Neseath, 195 Crestridge Dr.; Judy Timmerman, 100 Creighton Way; Sara Weber, 48 Woodranch Circle; and Jerry Helton, 160 Julie Court: Homeowners discussed suspicious activities in the neighborhood, non-resident vehicles, solicitors and overall security. Jillian Dowler and Sara Weber offered to follow-up with Claire Shepardson on installing signs and implementing the neighborhood watch program. *A new camera system was installed at the pool and clubhouse. Homeowners are encouraged to be vigilant in keeping their windows and doors locked and to report suspicious activity to the Danville Police Department.*

Jillian Dowler, 65 Chadbourne – Complained about dog owners not cleaning up after their pets. *Dog mitt stations are provided in the community and newsletters have addressed this topic.*

4) COMMITTEE REPORTS

Architectural Committee:

- Stefan Rubendall provided a summary of the Committee's actions. During the first quarter, 17 applications were received of which 3 were denied.

Community Events Committee:

- Residents reported that the Easter egg hunt was successful with approximately 100 people in attendance. The Board expressed its appreciation for the efforts of Christina Buskirk, the community events coordinator.

5) FINANCIALS

Delinquent Account 240-05

A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO PROCEED WITH COLLECTIONS AND TO AUTHORIZE SIGNING THE NODA-NTR. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

March 31, 2015 Financials

A MOTION WAS MADE BY KENT AND SECONDED BY FLORIA STATING THE BOARD HAS REVIEWED THE MARCH 31, 2015 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- Tennis Court Nets – *Management provided update on hand cranks to adjust nets; HOAs courts are for recreational use and are not maintained at USTA professional standards.*
- Recognition of Past President – *Management to send a \$250 gift certificate in recognition of his 10 years of service on the Board.*

New/Tabled Business

A) CC&R Update

A MOTION WAS MADE BY JODY AND SECONDED BY FLORIA TO PROCEED WITH UPDATING THE CC&RS AND BYLAYS PER THE AGREEMENT SUBMITTED BY BETH GRIMM.. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

B) Sidewalk Encroachment

Management has sent letters to homeowners. Those who have not complied by trimmning their trees and bushes away from the sidewalk have been referred to the Town of Danville for enforcement. The Town of Danville has sent letters to six owners.

C) Homeowner Correspondence

The Board discussed correspondence from homeowners addressing various items in the community.

Discussion Items:

- Cracks in sidewalks adjacent to lots. *These sidewalks are a homeowner responsibility and are enforced by the Town of Danville.*
- Landscaping at entry. *Management will explore drought-tolerant alternatives and install signs stating that annuals haven't been planted due to the drought.*
- Fan in windows. *The CC&Rs do not prohibit this, but management will send a letter to the owner suggesting they remove it when not in use.*
- Pink-hued window tint. *The CC&Rs do not prohibit this, but management will send a letter to the owner suggesting they remove it.*
- Brown lawns and landscaping. *The association can require that lawns be mowed and dead plants removed; however, AB 2100 prohibits the association from imposing fines during the drought for not watering.*
- Broken sprinkler near 22 Woodranch Circle. *This is not common area property and is the responsibility of the owner.*
- Plastic border near dog mitt station is dislodged. *Management will have the landscape contractor repair this.*
- Bark around Woodranch Circle. *Management will provide the Board with an estimate to refresh the bark.*
- Failing wood retaining walls around utility boxes. *Management will contact the utility companies to repair.*
- Basketball Standards. *They are permitted to be left out with the exception of March 1st through May 31st when they must be put away when not in use.*
- Artificial Grass. *Artificial grass is currently permitted in rear yards, but not in front yards. The Board will obtain additional information and will address this in conjunction with the CC&R update, including polling homeowners.*

D) 9 Scenic Court - Retaining Wall in Common Area

A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO ALLOW THE OWNER TO KEEP THE RETAINING WALL AS AN "UNAPPROVED IMPROVEMENT" PROVIDED THE OWNER: PAYS \$250; PAYS ALL LEGAL FEES; MAINTAINS OR REPLACES THE WOODEN RETAINING WALL PREVIOUSLY INSTALLED BY THE ASSOCIATION WITH ONE OF THE SAME MATERIALS USED IN THE RETAINING WALL HE INSTALLED; AND, ENTERS INTO AGREEMENT, RECORDED ON THE PROPERTY, UNDER WHICH HE ASSUMES ALL MAINTENANCE RESPONSIBILITY AND LIABILITY FOR THESE RETAINING WALLS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- The Board indicated that future penalties for making improvements to the common area will be addressed much more severely.

7) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY KENT TO ADJOURN THE REGULAR MEETING AT 9:45 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

