

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

July 12, 2010

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on July 12, 2010 at the Wood Ranch Clubhouse. The meeting was called to order at 7:02 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: Lindy Johnson and Anita Aragon

Others Present: Scott Tabler, Skyline Tree Surgeons
Diane Verdugo, Skyline Tree Surgeons

2) PRESENTATION:

Skyline Tree Surgeons: Scott is present at the meeting tonight to give basic overview on Tree Care for Homeowners. A handout was distributed that list the standards as published by the National Arborist Association. Topics that were covered are as follows:

- Climbing Spurs – not to be used when climbing and pruning trees.
- Topping off when it is appropriate and when it is not.
- Diseases
- Proper time to prune – depends on what type of trees. List will be sent electronically so it can be added to the newsletter and website.

Board Discussion:

- The Board thanked both representatives for coming to the meeting tonight and providing valuable information.
- Skyline Tree Surgeons offer for free estimates to homeowners will also be mentioned in the newsletter.
- Pear Tree near the pool that is leaning slightly – Skyline will trim some of the limbs within the next couple of weeks and it will be balanced off on the other side in the winter.

3) MINUTES:

A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETINGS DATED APRIL 12, 2010 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4) HOMEOWNERS COMMENTS:

Jody Blessum, 1004 Ashland Court:

1. Tennis courts there are some bad cracks. Can we fill the cracks before they get completely redone in 2012? The tennis courts get used a lot.
2. Artificial turf in the front yard – There is a bill that was passed by the State Assembly that will allow this in HOAs and not be subject to violation of the CC&Rs. If this passes, the city will overturn the HOAs CC&Rs.

Stefan Rubendall, 1021 Barrenger Drive:

1. He just concluded the Community Emergency Response Team program and wants to know if this information can be mentioned in the newsletter. He will send the information to Peter.

5) COMMITTEE REPORTS

Architectural Committee:

- Paint Palette – committee is still working on updated palette.
- Stefan would like to consider electronic application – fillable PDF- because some handwriting is hard to read as well as help in expediting the process. We currently receive some applications through email or by fax. The applications still need to come through the management company for tracking purposes and we need to keep the signed copy. This process can't be used if they have plans they need to submit with the applications.
- Stefan also suggested that pictures be submitted to the committee along with the applications. The HOA already has a photo database in the office and it gets updated periodically. The old pictures are not thrown out but the new ones are just added in.

Community Events: None

6) FINANCIALS

A MOTION WAS MADE BY PETER AND SECONDED BY KENT STATING THE BOARD HAS REVIEWED THE JUNE 30, 2010 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- The board would like to know reserve funding level every meeting
- The money used to pay for the pool fence repair and painting was not taken out of reserves but they were reserve expenditures. We do not want to take money out of reserve unless we have to.
- #170-05 they are current on their dues. The delinquent amount is from fines and late charges due to the outstanding balance generated by the fines. They were fined for having painted their house with an unapproved paint color. By law we have to apply their payments to assessments first and then the fines.
- #206-05 – the outstanding balance on this account is for fines. We do not have a lien on this account.
- Peter - Smith Barney account – it is not worth the risk for such a small amount.
- Cash balance has improved over the negative 12/31 year end balance – made up over \$17,000.

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO CLOSE THE SMITH BARNEY ACCOUNT AND MOVE IT TO CITIBANK. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

7) OLD/NEW/TABLED BUSINESS & INFORMATION:

Old Business:

- Architectural Application – expedited process in place
- Artificial Turf – modification completed to R&Rs.

Discussion Points:

1. Jody brought up AB 1793 that is being considered by the state – regarding use of artificial turf in associations. This has passed the State Assembly and is now being considered by the State Senate. If this passes the senate, it will then have to be signed by the governor before the bill is officially approved or enacted.
 2. If this passes, this will overturn our CC&Rs
- 9 Scenic Court – work completed 4/27/10
 - Wrought Iron Fence - @ pool work completed 5/31/10
 - Spring Newsletter – compilation of HO comments

New/Tabled Business:

- Website Update - Joe Hackman would like to have a session with the board so everyone can look at it and get it started and just make some changes once it is up and running. Once the board has decided on a date, management will be informed and notices will be posted on the website and the clubhouse.

- Holiday Lights – 2010 Season

Discussion Points:

1. Peter thinks there must be a design flaw if it can't be protected from water that triggers it to trip.
 2. The board will meet with Dan in August or September to discuss the issues related to the lights.
- Water Usage – compile usage/rates – distributed to the board.

- Tennis Court Gate –McMahon adjusted the gates. Nothing wrong with the locks. We are doing repairs only to get thru until renovation of the tennis courts.
- 3 Heartland Court – the homeowner is upset the weed abatement has not been done. This homeowner has been the owner since 1996. Someone planted rosemary, oleanders, etc. behind this property and it is irrigated. The homeowner claims they did not plant this and it might have been done by the previous homeowner. The plantings do not look that old. Aragon gave us a proposal to clean it all out for \$1,500. The board would like to look at the area personally and get back with management with directions.

Information:

- 2011 Reserve Study Update
- Ongoing Work Product list from management

8) ADJOURNMENT:

A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 8:26 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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