

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

October 15, 2012

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on October 15, 2012 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; Treasurer, Jeff Schroeder and Director, Greg Yonko

Board Members Absent: None

Management Present: Tim Morgan and Anita Aragon

Others Present: NONE

2) MINUTES:

A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED JULY 9, 2012 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Scott Kent. 140 Heartland Court:

- He has been doing his sample sale for 25 years. He went to the Board on the first year that he did it and was fully approved. He feels he is grandfathered in. He takes down his signs within minutes after his sample sales. In the past, his signs were being taken down so he resorted to spinners and he pays kids in the development to do this. He supports several charities like the Boys Scouts of America and Autism. He does not run a business out of his home He only opens his sample sale to Wood Ranch residents on Friday nights. He has contacted the Town of Danville and they totally allow yard sales and sample sales. He does not understand why he is being singled out. He put up the letter from the HOA at his sample sale and a petition was signed by 40 families that are in favor of his sales. He was asked to coincide his sample sale with the Annual Garage sale but this will be too late. He does this no more than twice a year.

- Greg – There is no such thing as a grandfathered activity.
- Stefan – nature of advertising is commercially driven.
- Kent – amount of signage is ridiculous and does not look good. He doesn't have the signatures of the ones who didn't attend.
- Jeff – in his mind this is not a commercial activity.
- Peter – he really doesn't have any objection but since there was a complaint, the Board has to respond. He can probably advertise to nextdoor.com.
- *Tim - to reach a middle ground: As per Town of Danville's definition, this is not a commercial activity, limit the amount of signage and limit the hours of operation from 8:00 AM until 4:00 PM.*

Nick Blanch, 200 Fairview Street:

- He has gopher infestation and he has spent thousands of dollars re-doing his yard. He doesn't think the pest company/technician is doing his job. *We can't eradicate the population. We can just control it. The HOA has a monthly contract with Animal Damage Management. They are using materials that only they can dispense. The homeowner may have to treat from his property out. Greg used electronic things and they work for him.*
- He is also concerned the gopher activity is eroding the hillside. *Discussed ADM provides service to homeowners at reduced rate.*

4) COMMITTEE REPORTS

Architectural Committee:

- Marc Drasin resigned due to increase in his workload.
 - Kevin Gross, who has lived in the community for three years, is willing to help.
- A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO APPOINT KEVIN TO THE ARCHITECTURAL COMMITTEE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*
- There have been 15 applications for the quarter: 12 applications were approved and three were denied.
 - 30 Windsor Court – the dialogue got heated and then it got quiet.
 - 120 Heartland – concrete wall – can exist but if they will need to replace the wall they will need to bring it back to its' original condition.
 - Stained fences – the committee is still looking for an acceptable product that will be consistent to the image of the community.
 - Letter needs to be sent to the ones that sent an application and were denied instructing them to return it as built.

Community Events Committee:

- Fall Back to School BBQ – held September 21 was a huge success. The Board would like to send the committee a Thank you note.

5) FINANCIALS

A MOTION WAS MADE BY JEFF AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED THE SEPTEMBER 30, 2012 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- Reserves will be 76% funded by next year.
- Income adjustment – This was fine reversal for account #432-05
- Minor repairs – used operating rather than taking if from reserves.
- The Board approved the project management fee related to the tennis court rehabilitation project
- Jeff proposed to increase the management fee by \$2,500 per year due to management not having asked for an increase and doing a great job. *Management said to defer to see how 2013 goes.*

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- a) 2012 Annual Tree Work – Board approved proposal \$15,985; work completed in July

New/Tabled Business:

- a) 2013 Budget Draft – no proposed changes
A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO APPROVE THE PROPOSED BUDGET WHICH KEEPS DUES AT \$235.00/QUARTER. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- b) 2013 Draft Reserve Study
A MOTION WAS MADE BY PETER AND SECONDED BY KENT THAT THE BOARD HAS REVIEWED AND APPROVES THE 2013 DRAFT RESERVE STUDY. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- c) Board intent to run – Both Peter and Jody will run again.
- d) Holiday Lights – will have a few more lights this year.

Information:

- a) NONE

7) ADJOURNMENT:

A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 8:24 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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