

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

July 9, 2012

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on July 9, 2012 at the Wood Ranch Clubhouse. The meeting was called to order at 7:00 P.M. by Vice President, Jody Blessum.

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

Board Members Absent: President, Peter Williams; Treasurer, Jeff Schroeder

Management Present: Lindy Johnson and Anita Aragon

Others Present: NONE

2) MINUTES:

A MOTION WAS MADE BY GREG AND SECONDED BY JODY TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED APRIL 16, 2012 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Judith Timmermans, 100 Creighton Way:

- Her neighbor at 102 Creighton Way is making a landscape change and she has problems with it. She is composing a letter that she will send to the owner and she will send a copy to management and the Architectural Committee.

Felix Coronado, 500 Fairview Street:

- The neighbor behind him has a cedar tree that grows fast and has a lot of depth and the leaves end up in his pool when the wind blows. Can he trim the tree to his property line? *Yes, he can trim portions of the tree that are encroaching onto his property.*
- The house next door to him, 400 Fairview Street is a mess. Does the HOA have a right to file a lien to get the property maintained? *California has strict laws on what the HOA can lien on. The HOA can only fine for outstanding HOA dues. The HOA however has a right to fine the property for lack of maintenance. The realtor of this property has been in communication with the management*

company to keep the front lawn clean. Lindy will contact the realtor to follow up on the cleanup of the property and let them know there are safety concerns related to unkempt lawns, dead vegetation, etc.

Annette Aguirre, 5 Chadbourne Drive

- Her neighbor's car that had expired registration tag was towed yesterday.

4) COMMITTEE REPORTS

Architectural Committee:

- The Committee thanked the Board for the gift certificates acknowledging their hard work.
- Fence & Gate Guideline – *the committee distributed a list of their preliminary fence design discussion points; the committee is also investigating new types of fence materials that are available today.*

Community Events Committee:

- Ice Cream Social – scheduled for Thursday, July 12th 3-5pm
- 4/18 emailed request to host a poker night sometime this year – *committee will not be able to host it this year, but will take into consideration for 2013.*

5) FINANCIALS

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

Discussion Points:

- Delinquent accounts – if they are three quarters past due, they can be sent to collections; if they are delinquent for a year or \$1,800, a lien can be filed. Now if the account is sold as a short sale or foreclosed on, the association will have to absorb the fees from the collection company if unable to collect at COE. If you take them to small claims court, the association will, in most circumstances, win the judgment; however, the owner may still have ten (10) years to pay it back; which means the Association has to pay someone to monitor the account/judgment.

A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO SEND A LETTER TO ACCOUNTS: 221-05; 306-05; 452-05; 486-05 AND 499-05 NOTIFYING THEM THAT THEY WILL BE SENT TO COLLECTIONS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

a) Common Area Keys – additional information from Dad’s Locksmith was obtained; contract was awarded to AA Lock; *new keys mailed to all HOs June 25th; certified return receipt*

b) 140 Heartland – 4/19 letter mailed to owner regarding “sample sale”; 4/23 HO response

A MOTION WAS MADE BY KENT AND SECONDED BY GREG TO WRITE TO THE HOMEOWNER LETTING HIM KNOW THE HOA WILL FINE HIM IF HE HAS SIGNAGE THE NEXT TIME HE HAS HIS SAMPLE SALE. MOTION CARRIED WITH THREE BOARD MEMBERS IN FAVOR AND ONE AGAINST.

c) Notice in newsletter – re: exterior maintenance of yards/houses, etc; mailed 4/24; on-line community website NexDoor.com

d) Thank You to architectural committee – mailed 4/27/12

New/Tabled Business:

a) 2012 Annual Tree Work

A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO APPROVE THE 2012 TREE WORK. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Information:

a) NONE

7) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY JEFF 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.

