

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

April 4, 2013

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on April 4, 2013 at the Wood Ranch Clubhouse. The meeting was called to order at 7:05 P.M. by President, Peter Williams.

Board Members Present: President, Peter Williams; Vice President, Jody Blessum; Treasurer, Jeff Schroeder and Director, Greg Yonko

Board Members Absent: Secretary, Kent Grubaugh

Management Present: Tim Morgan, Lindy Johnson and Anita Aragon

Others Present: Guest Speaker, Rand Mahoney and Cliff Buxton – CERT Disaster Preparedness

2) MINUTES:

A MOTION WAS MADE BY JEFF AND SECONDED BY JODY TO ACCEPT THE MINUTES OF THE ANNUAL REGULAR BOARD MEETING DATED JANUARY 14, 2013 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) GUEST SPEAKER

Rand Mahoney and Cliff Buxton, were present to discuss emergency/disaster preparedness for the entire area. They would like to use this neighborhood as a command center and are asking if they can use the clubhouse parking lot to set up for a mock drill on Saturday, April 20th from 9-11am. Additional information about the Community Emergency Response Team (CERT) program will be available on the association's website, NextDoor.com and in the upcoming newsletter.

A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO MAKE THE PARKING LOT AVAILABLE TO CERT FOR TWO TO THREE HOURS ON APRIL 20TH. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- *April 20th will be used as a test and*
- *If successful, make the facility available on regular intervals in the future*
- *Use association mailings and events to get information out to the residents*
- *Signs can be set out 1-2 days ahead and the day of the event; at the entrance only*

4) HOMEOWNERS COMMENTS:

Peter Williams, 12 Ashland Way: doggie mitt stations; the new one with the added trash receptacle is really nice and should help improve the problem with pet owners not picking up and disposing of pet waste correctly. *All stations will be replaced to match the new structure to aging of existing structures and to maintain uniformity throughout.* Mulching of areas along Wood Ranch Circle helped improve the aesthetics of the open areas. *The mulch was blown in by an outside company and will be maintained to keep mulch off the public right of ways.*

Fruit trees on open space:

- Organization proposing this will plant, grow, maintain and harvest
- HOA will have to allocate an area w/water supply
- Homeowners can sponsor trees to help pay for watering and installation of deer fencing to protect the trees
- Any land area that will be considered would need neighboring owner approval
- Water supply – there are various ways to make sure water would be available, i.e. sub meters with homeowners
- Locations – activity on open space where otherwise there has been none to date; consider open spaces near EBRPD area, localize a specific area
- Community Project to stimulate interest by homeowners
- Benefits would include, but not be limited to, slope stabilization, green plant material year round, improve ambient temperatures, etc.
- Proceed by inviting the charity to the next board meeting to explain how the program will be implemented, photos of other project areas and identify areas within the association that would benefit them and the association the most.

A MOTION WAS MADE BY PETER AND SECONDED BY JEFF TO INVITE THE CHARITY TO THE NEXT BOARD MEETING TO PRESENT DETAILS ON THIS PROGRAM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Greg Yonko, 6 Scenic Ct.: trees on the east side of Scenic Court need trimming. *The association has a tree trimming program in place. Greg will provide the tree tag numbers to research the database.*

5) COMMITTEE REPORTS

Architectural Committee:

Stefan Rubendall presented the board with a written summary of the committee's action since the last board meeting. They had a total of 26 applications; 20 approved; 6 denied. The Committee is finding that, especially solar, applications are presented with insufficient or incorrect information to evaluate the application in a timely manner. This slows down the approval process or denial of applications...which is frustrating to everyone involved. The committee would like to post a sample application on the website to show homeowners (and contractors) *EXACTLY* what information needs to be

provided to expedite the process. The Committee is here to help homeowners, not make the process more cumbersome. Peter will also put something in the upcoming spring newsletter.

Homeowner brought an architectural application and wanted clarification on paint palette for the Association. Kelly Moore colors listed in the rules and regulations are outdated.

Community Events Committee:

Easter Egg Hunt was held on March 23rd.

6) FINANCIALS

A MOTION WAS MADE BY JEFF AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED THE FEBRUARY 28, 2013 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- *Delinquent Accounts: Acct 452-05 sold and account paid in full on 3/4/13; Acct 499-05 is on a bankruptcy payment plan, paying \$200/month.*

7) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- A) 2012 YE Review/Audit – *completed February 12th; YE report to be mailed to HOs April 5th*
- B) Delinquent Accounts – *UPDATE on board authorization to file lien on:
Acct. #452-05 – home sold account paid in full on 3/4/13, lien had not recorded
Acct #499-05 – home in bankruptcy; payment plan in place \$200.00 per month*

Tabled Business:

- A) Clubhouse Flooring – *sample tile were provided for board review/approval.*

Discussion Points:

- Board selected color in “middle”
- Kitchen to be included
- Purchase 15% extra for future maintenance and repairs
- Estimated completion date of May 1

A MOTION WAS MADE BY JEFF AND SECONDED BY PETER TO PROCEED WITH CLUBHOUSE FLOORING REPLACEMENT AS OUTLINED ABOVE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

New Business:

- A) Aragon proposal – *refresh mulch at entrance.*
- B) Pool vandalism – *Update on recent activity and review of security camera system.*

Discussion Points:

- 1st Alert provided a proposal to replace cameras with high definition day/night cameras; new digital recorder; varifocal lenses; LCD monitor; 14 Amp power supply for \$5,691.93

- Association would need to add high speed internet access to the phone lines
- Board would like clarification on the type of equipment: does it have CD R/W; Remote access and DSL+router
- Add free Wi-Fi capability for homeowners use at clubhouse and pool deck
- Reserves are funded for Video Surveillance Equipment replacement in 2013 for \$10,382

A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO APPROVE THE PROPOSAL FROM 1ST ALERT, AFTER MANAGEMENT HAS CLARIFIED SOME OF THEIR QUESTIONS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- C) Tree along sidewalk from street to entrance of the clubhouse – have McMahon add a small/short planter box around the annuals planted at the base of the tree. Use natural stone, i.e. sandstone, mortared so it stays in place.

Information:

- A) 2012 Audited Financials – *copy enclosed*
- B) 2012 YE Tax Returns – *copies enclosed*

7) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY JEFF TO ADJOURN THE REGULAR MEETING AT 8:43 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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