

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

October 7, 2013

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on October 7, 2013 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; Treasurer, Jeff Schroeder; Secretary, Kent Grubaugh and Director, Greg Yonko

Board Members Absent: None

Management Present: Tim Morgan and Lindy Johnson

Others Present: Diane Verdugo – Skyline Tree Surgeons

2) MINUTES:

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETINGS DATED JULY 9, 2013 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Tom Aitchison, 10 Chadbourne Drive – Architectural Application – non compliance. They painted the gutters black. The contractors knew that black was not an approved color for the gutter but since the roof is black they were thinking that the black gutter will blend in well and made the assumption that since there were some houses that had black gutters that there won't be any problems. *The color is outside of the acceptable color palette. The gutter needs to be the same color as the trim and the homeowner needs to resubmit a new Architectural Application.*

Mariam Firouzi, 60 Country Hills Court – They put up a roof material that is not approved – Presidential. There has been some misunderstanding between the contractor and the homeowner as to who was going to contact the HOA and submit the Architectural Application. They are already in escrow and closing in 10 days. They brought samples for both Presidential and Presidential TL. She did the research and there is no difference in performance and their neighbors approved. *Neighbors can't approve*

Architectural Applications. Keith, from the Architectural Committee, brought some samples as well and pointed out that the difference in appearance isn't as evident from the presentation board samples that the homeowner and their contractors brought but the difference is apparent once they are on the roof or on a flat surface. No application was sent in prior to this work being done. This was noticed during the HOA regular drive through by the management company and a letter was sent to the homeowner as soon as it was observed that roof replacement was being performed without an application. The Board would like to uphold the CC&Rs and ask this homeowner to change the roof and the Architectural Application. Committee will expedite processing to assist them. This ruling that is applied to this will be applied to all others that have put up the wrong roofing materials.

4) COMMITTEE REPORTS

Architectural Committee:

Stefan Rubendall presented the board with a written summary of the committee's action since the last board meeting. Completed Architectural Application samples will be provided by the Committee to serve as guideline for homeowners on what is needed for some types of application. The samples will be made available at the website.

Fence Stains that will be allowed/acceptable are translucent colors and not solid colors.

The Board would like to send committee members gift certificates in the amount of \$100 each from Piatti's.

Community Events Committee:

Annual BBQ – Basically paid for itself – *The Board would like to send a Thank You letter or card to the committee for their efforts.*

5) FINANCIALS

A MOTION WAS MADE BY JEFF AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED THE SEPTEMBER 30, 2013 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

-Delinquent Accounts:

A MOTION WAS MADE BY PETER AND SECONDED BY JEFF TO SEND ACCOUNTS #221-05 AND #486-05 TO COLLECTIONS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- Fruit Trees – 2013 Summer Newsletter, initial correspondence to homeowners; 8/26/13 memo sent to all HO's project withdrawn
- 2013 Annual Tree Work – approved 7/9/13 cost NTE \$12,390; work completed and billed in August.

New/Tabled Business:

- Clubhouse – Homeowner request for use at no charge for a scrapbooking community club that comprise of Wood Ranch residents. She would like to do this 1-2 times a month. The Board would like to ask Greg and see how he feels about approving this and if there will be additional costs then send a letter to the homeowner to let her know that she is going to be responsible for the key and deposit. The Board would also want to inform Community Events Coordinator, Kristin Buskirk. If Greg agrees, Peter will put add this information in the newsletter.
A MOTION WAS MADE BY PETER AND SECONDED BY JODY STATING THE BOARD APPROVES THE USE OF THE CLUBHOUSE FREE OF REGULAR RENTAL FEE BUT SUBJECT TO THE DEPOSIT PROVIDED GREG AGREES TO DO THIS. THE SCRAPBOOKING CLUB WILL BE SECOND TO RENTERS WHO WILL BE PAYING USERS OF THE CLUBHOUSE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- Open Space – landscape upgrade proposal from Aragon
A MOTION WAS MADE BY PETER AND SECONDED BY KENT STATING THE BOARD APPROVES ARAGON'S PROPOSAL FOR THE OPEN SPACE AREAS NOT TO EXCEED \$6,593.00. THEY WOULD ALSO LIKE FOR ARAGON TO CHOSE PLANTS THAT ARE DEER REPELLENT AND MINIMIZE DOGS FROM USING THE AREA AS THEIR BATHROOM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- 2014 DRAFT Budget – reflects NO increase in quarterly dues
A MOTION WAS MADE BY PETER AND SECONDED BY KENT STATING THE BOARD APPROVES THE DRAFT BUDGET THAT REFLECTS NO INCREASE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- 2014 DRAFT Reserve Study – 2014 funding level is 90% up from 79% in 2013
A MOTION WAS MADE BY PETER AND SECONDED BY KENT THAT THE BOARD HAS REVIEWED AND APPROVES THE 2014 DRAFT RESERVE STUDY. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- Board Intent to run – Jeff, Kent and Greg will run again.
- Off Road Slopes – association installed spikes at the end of Fairview in an effort to keep off road vehicles off the slopes. *The Board would like to remove the spikes immediately. Management will get proposals from Aragon for large rocks for the stretch where it is happening at the end of Fairview and at the end of Panorama Court as well as a quote for a split rail fence in the same areas. The Board directed management to send a cease and desist letter to the offending address from Julie Court and ask for reimbursement.*

- Skyline Tree Surgeons- Diane Verdugo, arborist for the company reported there are a total of nineteen (19) trees that line the East and West side of Wood Ranch entrance. There are Sycamore trees that have powdery mildew and anthracnose. The ones that show lack of growth can be injected but there is no guarantee that they will recover completely. The cost for the injection will be \$55 per tree and it will take a full cycle before it can be evident the injection is effective. *The Board would like to get proposals from Skyline to remove and replace and add color. Jeff also mentioned the trees don't have to be tall.*
- Fence Enclosure around the pool is soft and bubbling – *work order will be sent to McMahan.*

Information:
NONE

7) ADJOURNMENT:

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO ADJOURN THE REGULAR MEETING AT 8:39 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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