

**WOOD RANCH OWNERS ASSOCIATION  
2014 ANNUAL BOARD MEETING MINUTES**

January 13, 2014

1) CALL TO ORDER:

The 2014 Annual Meeting of the Wood Ranch Board of Directors was held on January 13, 2014 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;  
Treasurer, Jeff Schroeder and Director, Greg Yonko

Board Members Absent: President, Peter Williams

Management Present: Tim Morgan and Lindy Johnson

Others Present: NONE

2) INTRODUCTION OF DIRECTORS

3) ESTABLISH A QUORUM:

The Annual Meeting quorum requirement is representation from 51% of the 431 lot owners. Management had 122 proxies and with those in attendance not enough to meet the requirement of 220 proxies. As such, a quorum was not established. Therefore, *A MOTION WAS MADE BY JODY AND SECONDED BY JEFF TO ADJOURN THE ANNUAL MEETING AT 7:03 P.M. TO BE RECONVENED IMMEDIATELY FOLLOWING AT WHICH TIME THE QUORUM REQUIREMENT DROPS TO 25% OR 108 PROXIES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

The reconvened meeting was called to order at 7:03 P.M. by Vice President, Jody Blessum.

4) ELECTION

There are four people running for three open positions. Quorum requirements for the reconvened meeting was met as stated above.

Ballots were opened and counted by: Dawn O'Scannlain, Inspector of Election; Keith Osantowski, Homeowner/Architectural Committee member and Lindy Johnson, Management. Results of the election were announced by Dawn: the three incumbents were re-elected to another term: Jeff Schroeder, Kent Grubaugh and Greg Yonko.

*A MOTION WAS MADE BY JEFF AND SECONDED BY KENT FOR BOARD POSITIONS TO REMAIN THE SAME:*

*PRESIDENT                      PETER WILLIAMS*

VICE PRESIDENT JODY BLESSUM  
TREASURER JEFF SCHROEDER  
SECRETARY KENT GRUBAUGH  
DIRECTOR GREG YONKO

MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

5) EXCESS OPERATING FUNDS:

A MOTION WAS MADE BY KENT AND SECONDED BY JEFF TO ROLL OVER ANY EXCESS OPERATING INCOME AT 12/31/2014 TO RESERVES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6) ADJOURNMENT

A MOTION WAS MADE BY JODY AND SECONDED BY KENT TO ADJOURN THE RECONVENED ANNUAL MEETING AT 7:23 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES FROM THE RECONVENED ANNUAL BOARD MEETING.

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