

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES**

October 21, 2014

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on October 21, 2014 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

Board Members Absent: Director, Greg Yonko

Management Present: Tim Morgan, Lindy Johnson and Mark Morgan

Others Present: NONE

2) MINUTES:

A MOTION WAS MADE BY JEFF AND SECONDED BY KENT TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED APRIL 16, 2014 AND THE CANCELLED MEETING OF JULY 14, 2014 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Peter Williams, 12 Ashland Way: During next inspection, look for cracks and uneven sidewalk pavement that needs repair and shrubs/trees encroaching on sidewalks. *Management will check for encroaching landscaping on the next site inspection and send letters to owners or have Aragon correct it for common areas.*

Kent Grubaugh, 30 Panorama Court: On the upper part of Woodranch Circle, the mulch is spilling over the sidewalk. *Management will submit a work order to Aragon Landscaping to address this.*

Jeff & Holly Hollings, 100 Cimarron Court: Inquired about trees that are blocking their view. *Owner will follow up by email with tree tag numbers. Views are not protected within the association and trees will not be topped. Trees will be trimmed where it will not adversely affect the tree.*

4) COMMITTEE REPORTS

Architectural Committee:

- Stefan Rubendall provided a summary of the Committee's actions. To date this year, 100 architectural applications have been processed. There are three problematic solar applications. The Committee met with the contractor and revised applications have been submitted and are currently being reviewed.
- The Board discussed the pros and cons of allowing artificial grass in front yards and drought tolerant alternatives and will revisit the issue next year if the drought continues.

A MOTION WAS MADE BY KENT AND SECONDED BY JEFF TO RECOGNIZE THE ARCHITECTURAL COMMITTEE'S EFFORTS AND PROVIDE EACH MEMBER WITH A \$250 GIFT CERTIFICATE TO A LOCAL RESTAURANT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Community Events Committee:

- NONE

4) FINANCIALS

A MOTION WAS MADE BY KENT AND SECONDED BY PETER TO AUTHORIZE RECORDING A LIEN FOR ACCOUNT 221-05 IF THE OWNER HAS NOT CONTACTED UNITED TRUSTEE SERVICES WITHIN 14 DAYS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

A MOTION WAS MADE BY KENT AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED THE SEPTEMBER 30, 2014 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

5) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- Homeowner request: *for additional doggie mitt station by the parking lot; 4/24 emailed HO that board approved; installed in May*
- Holiday lights: *anticipate having sufficient lights for entire entry for 2014 Holiday season*
- Mailbox Architectural Application: *1003 Ashland Ct., board says structure should be on the applicant's property; communicate this to the committee*
- Trees overhanging sidewalks: *include Town of Danville's ordinance info in next newsletter*
- Dog park request – *Denied; 1/23 emailed owner of board decision – details emailed to the board on 10/10/13*

New Business:

- 2015 DRAFT Budget

A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO APPROVE THE 2015 DRAFT BUDGET, AS SUBMITTED, REFLECTING NO INCREASE IN HOMEOWNER DUES FOR THE 4TH CONSECUTIVE YEAR. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2015 Draft Reserve Study

A MOTION WAS MADE BY KENT AND SECONDED BY JEFF TO APPROVE THE 2015 DRAFT BUDGET, AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- The 2016 Reserve Study Update should include additional funding for sidewalk repair and replacement.

- 2014 Skyline Tree Trimming & Tagging

A MOTION WAS MADE BY KENT AND SECONDED BY PETER TO APPROVE THE CONTRACT WITH SYKLINE TREE SURGEONS IN THE AMOUNT OF \$17,695 FOR THE 2014 TREE WORK. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2014 Year End Audit or Review

A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO APPROVE THE CONTRACT WITH KIRBY AND FORBES IN THE AMOUNT OF \$2,800 TO CONDUCT AN AUDIT FOR THE FISCL YEAR ENDING DECEMBER 31, 2014. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Board Intent to Run: Jody – yes; Peter – No.

6) ADJOURNMENT:

A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 8:20 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

