

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

January 19, 2015

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on January 19, 2015 at the Wood Ranch Clubhouse. The meeting was called to order at 7:41 P.M. by President, Jody Blessum.

Board Members Present: President, Jody Blessum; Vice President, Kent Grubaugh; Treasurer, Greg Yonko; Secretary, Jeff Schroeder; and Director, Floria Hakimi

Board Members Absent: None

Management Present: Tim Morgan and Mark Morgan

Others Present: NONE

2) MINUTES:

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

3) HOMEOWNERS COMMENTS:

Christina Buskirk, 2005 Chadbourne Court: Inquired about process for landscape approval. *Management explained the architectural approval requirements.*

Mickey McCann, 8 Ashland Way: Discussed concerns regarding trees and shrubs overgrowing sidewalks and impairing travel for pedestrians. *During the next drive-through of the community, Management does inspect all sidewalks and notifies owners that are not in compliance with the Town of Danville code. Owners may also report violations directly to the Town of Danville.*

Jill Dowler, 65 Chadbourne Drive: Concerned that people are letting their yards go and not maintaining them: on Creighton Way, two homes have dead lawns. *Due to the Governor's Executive Order in effect during the drought, Homeowner Associations are prohibited from enforcing any rules regarding dead lawns or vegetation.*

Mrs. Reid, 10 Country Hills Court: Reported a large skunk infestation in her crawl space. Has used Critter Control which traps them. *Management suggested she contact Animal Damage Management to see if she could get a better price. Since they are an association contractor, they offer a discount to Wood Ranch owners.*

4) COMMITTEE REPORTS

Architectural Committee:

- Stefan Rubendall provided a summary of the Committee's actions. Three solar applications were denied. Owners haven't proved hardship to justify solar panels on the front of the residence.
- The Committee suspects that the roof at 10 Windsor Court was not replaced with one which complies with the roof rules. The Board directed Management to write to the owner by certified mail to request proof it was replaced or provide for a site inspection by the Committee.
- The Board discussed the pros and cons of allowing artificial grass in front yards. Floria proposed that a minimum standard could be established to ensure a high-quality product and indicated she knew someone knowledgeable who could provide a presentation to the Board. The Board will defer any decision until such time as the Board receives recommendations from the Architectural Committee and seeks feedback from all owners.
- The Board directed that the architectural application on the Wood Ranch website be updated to indicate that application can be scanned and emailed to PM&A.

Community Events Committee:

- Christina Buskirk provided a status report on community events. She indicated she would like to add one additional event in the summer and would like to increase the budget which is currently \$2,000. *Management indicated that if she runs short, she can email a proposal and it will be submitted to the board.*

5) FINANCIALS

A MOTION WAS MADE BY JEFF AND SECONDED BY GREG STATING THE BOARD HAS REVIEWED THE DECEMBER 31, 2014 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Items:

- 2014 Budget vs. Actuals

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- A) 2014 DRAFT Budget and Related Reserve Study – *approved by Board, mailed to HOAs in November; Budget to reflect no increase in HOA dues; Reserve Study to include additional funding for sidewalk repair/replacement in 2016 study*
- B) 2014 Tree Tag Program – *tree trimming completed December 2014*
- C) 2014 Year End Audit/Review – *Board motion to perform an audit.*

New Business:

A) CC&R Update

A MOTION WAS MADE BY FLORIA AND SECONDED BY JODY TO EXPLORE UPDATING THE CC&RS AND BYLAWS TO BE CONSISTENT WITH CURRENT STATE CODES IN CONJUNCTION WITH THE NORTHRIDGE AT DANVILLE OWNERS ASSOCIATION FOR A

POTENTIALLY DISCOUNTED RATE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR

B) 9 Scenic Court - Retaining Wall in Common Area

Management will arrange a site visit for a possible violation hearing at the next Board meeting.

C) Tennis Courts Net

Management provided an update on the tennis court net hand cranks that had been ordered to adjust the net to address a resident's complaints. It was noted that the tennis court are for recreational use and are not maintained to United States Tennis Association professional standards.

D) Past President

A MOTION WAS MADE BY JODY AND SECONDED BY JEFF TO RECOGNIZE THE CONTRIBUTION MADE BY PETER WILLIAMS FOR HIS 10 YEARS OF SERVICE ON THE BOARD BY PROVIDING HIM WITH A \$250 GIFT CERTIFICATE TO PIATTI RESTAURANT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

7) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY KENT TO ADJOURN THE REGULAR MEETING AT 8:55 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

