

**WOOD RANCH OWNERS ASSOCIATION  
2017 ANNUAL BOARD MEETING MINUTES**

January 30, 2017

1) CALL TO ORDER:

The 2017 Annual Meeting of the Wood Ranch Board of Directors was held on January 30, 2017 at the Wood Ranch Clubhouse. The meeting was called to order at 7:00 P.M. by President, Jody Blessum.

Board Members Present: President, Jody Blessum; Vice President, Kent Grubaugh; Treasurer, Liz Talley; and Director, Floria Hakimi

Board Members Absent: None

Management Present: Tim Morgan, Mark Morgan and Anita Aragon

Others Present: NONE

2) ESTABLISH A QUORUM:

The Annual Meeting quorum requirement is representation from 51% of the 431 lot owners. Management had 163 proxies which was 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 KENT 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 President, Jody Blessum.

2) ELECTION

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

*A MOTION WAS MADE BY JODY AND SECONDED BY KENT TO APPOINT JUDITH TIMMERMANS AND SEAN LEE AS INSPECTORS OF ELECTION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Ballot envelopes were opened at the meeting by Judith Timmermans, Anita Aragon, and Mark Morgan. Ballots were counted by Sean Lee. Sean Lee announced the two candidates receiving the highest number of votes: Jody Blessum and Floria Hakimi.

*A MOTION WAS MADE BY FLORIA AND SECONDED BY LIZ STATING BOARD POSITIONS WILL REMAIN THE SAME AS NOTED BELOW. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

*PRESIDENT JODY BLESSUM  
VICE PRESIDENT KENT GRUBAUGH  
TREASURER LIZ TALLEY  
DIRECTOR FLORIA HAKIMI*

- 3) EXCESS OPERATING FUNDS:  
*A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO ROLL OVER ANY EXCESS 2017 YEAR END OPERATING INCOME TO RESERVES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*
  
- 4) ADJOURNMENT  
*A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO ADJOURN THE RECONVENED ANNUAL MEETING AT 7:34 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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