

**WOOD RANCH OWNERS ASSOCIATION  
2018 ANNUAL BOARD MEETING MINUTES**

January 15, 2018

1) CALL TO ORDER:

The 2018 Annual Meeting of the Wood Ranch Board of Directors was held on January 15, 2018 at the Wood Ranch Clubhouse. The meeting was called to order at 7:02 P.M. by President, Jody Blessum.

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

Board Members Absent: NONE

Management Present: Tim Morgan, Mark Morgan and Delice Ferguson

Others Present: NONE

2) ESTABLISH A QUORUM:

The Annual Meeting quorum requirement is representation from 51% of the 431 lot owners. Management had 108 proxies which was not enough to meet the requirement of 108 proxies. As such, a quorum was not established.

*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.

3) ELECTION

Quorum requirements for the reconvened meeting were met as stated above. This was an uncontested election. Sean Lee was elected for the position of Secretary.

*A MOTION WAS MADE BY KENT AND SECONDED BY JODY STATING BOARD POSITIONS WILL REMAIN THE SAME AS NOTED BELOW, WITH ADDITION OF SEAN LEE INTO THE OPEN SECRETARY POSITION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

<i>PRESIDENT</i>	<i>JODY BLESSUM</i>
<i>VICE PRESIDENT</i>	<i>KENT GRUBAUGH</i>
<i>TREASURER</i>	<i>LIZ TALLEY</i>
<i>DIRECTOR</i>	<i>FLORIA HAKIMI</i>
<i>SECRETARY</i>	<i>SEAN LEE</i>

4) EXCESS OPERATING FUNDS:  
*A MOTION WAS MADE BY KENT AND SECONDED BY LIZ TO ROLL OVER ANY EXCESS 2017 YEAR END OPERATING INCOME TO RESERVES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

5) ADJOURNMENT  
*A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO ADJOURN THE RECONVENED ANNUAL MEETING AT 7:06 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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