

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
January 15, 2018**

1) CALL TO ORDER:

The Regular 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 7:06 P.M. by President, Jody Blessum.

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

Board Members Absent: NONE

Management Present: Tim Morgan, Mark Morgan & Delice Ferguson

Others Present: NONE

2) MINUTES:

A MOTION WAS MADE BY KENT AND SECONDED BY LIZ TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED OCTOBER 2, 2017. MOTION CARRIED WITH JODY AND SEAN ABSTAINING.

3) HOMEOWNER COMMENTS:

- Chuck Fereira, 55 Julie Court
 - Encourages Board to consult with Vegetation Management Specialist to make sure the open spaces meet fire prevention standards. Residents were notified that they are in fire prone area. South of Julie Court, flammable eucalyptus trees were planted. Contact expert as to what vegetation is more prone to fire and what to do, such as gutter cleaning. Homeowners in community are not aware of what they should do. *Management can put SRVFPD information on the website, include in HOA statement & invite them to do presentation at a future meeting. Private property is a different issue.*
- Brian Savage, 90 Heartland Street
 - Asked if we can leverage a company to provide services to neighbors at a discount. *Skyline Tree Surgeons does give homeowners discount pricing, Management will request information about their services to include with a statement.*

- Judith Timmermans, 100 Creighton Way
 - Brought photo of wood being stored behind home at Fairview and Woodranch Circle. *Homeowner was contacted and they will be using the last of it on outside project.*
 - Voiced concern about an ongoing encroachment fence issue with the neighbors at 102 Creighton Way. *Management advised Homeowner her course of action is with her neighbor.*
- Ajit Sam Thampy – 60 Country Hills Court
 - Is there a risk of a landslide from mudflow by his home? *The Engineering plan was permitted by the Town of Danville. There is no knowledge of other potential slides.*

4) FINANCIALS

A MOTION WAS MADE BY JODY AND SECONDED BY KENT STATING THE BOARD HAS REVIEWED THE DECEMBER 31, 2017 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH SEAN ABSTAINING.

- Standard Motion for Collections:

A MOTION WAS MADE BY KENT AND SECONDED BY LIZ STATING THAT ALL OWNERS WITH DELINQUENT ASSESSMENT BALANCES THAT ARE OVER 180 DAYS DUE ON THE DELINQUENT ACCOUNTS REPORT ARE TO BE SENT TO COLLECTION IN ACCORDANCE WITH THE TIMELINES OF THE COLLECTION POLICY, INCLUDING BUT NOT LIMITED TO RECORDING A LIEN AGAINST THE PROPERTY. MOTION CARRIED WITH SEAN ABSTAINING.

5) COMMITTEE REPORTS

- Architectural Committee

- Stephan Rubendall provided a summary of the Committee's activities for 2017.
- Committee has created different worksheets for Fences, Landscape, Paint, etc. to make process easier for homeowners and vendors. Board to review and provide comments for it to be posted on website.
- There is one open position on the Architectural Committee
- Sean reported complaints from some in Community about the Architectural Committee; make process easier for them.

- Community Events Committee

- Floria Hakimi reported the Halloween Event was well attended, a lot of new families involved in the process. Next event will be posted on Next Door and HOA will post on website. New Committee members are welcome.

6) NEW BUSINESS

- Update on Holiday Lighting

- Consensus on Next Door was too much money spent
- Management has requested a proposal from Brite Nites, Professional Holiday Lighting & Décor. They will be providing estimates in early November.

7) ADJOURNMENT:

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

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