

**WOOD RANCH OWNERS ASSOCIATION
2019 ANNUAL BOARD MEETING MINUTES**

January 14, 2019

1) CALL TO ORDER:

The 2019 Annual Meeting of the Wood Ranch Board of Directors was held on January 14, 2019 at the Wood Ranch Clubhouse. The meeting was called to order at 7:01 P.M. by President, Jody Blessum.

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

Board Members Absent: NONE

Management Present: Tim Morgan and Kelly Johnson

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. Peter Williams was elected for the position of Director.

A MOTION WAS MADE BY LIZ AND SECONDED BY KENT STATING BOARD POSITIONS WILL REMAIN THE SAME AS NOTED BELOW, WITH ADDITION OF PETER WILLIAMS INTO THE OPEN DIRECTOR 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>PETER WILLIAMS</i>
<i>SECRETARY</i>	<i>SEAN LEE</i>

4) EXCESS OPERATING FUNDS:
A MOTION WAS MADE BY KENT AND SECONDED BY SEAN TO ROLL OVER ANY EXCESS 2018 YEAR END OPERATING INCOME TO RESERVES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

5) ADJOURNMENT
A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO ADJOURN THE RECONVENED ANNUAL MEETING AT 7:08 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

THE UNDERSIGNED APPROVES THE ABOVE MINUTES FROM THE RECONVENED ANNUAL BOARD MEETING.

