

# WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

January 5, 2009

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on January 5, 2009 at the Wood Ranch Clubhouse. The meeting was called to order at 7:04 P.M. by Vice President, Jody Blessum.

Board Members Present: Vice President, Jody Blessum; Secretary, Kent Grubaugh and Treasurer, Jeff Schroeder

Board Members Absent: Vice President, Peter Williams and Director, Joe Hackman

Management Present: Tim Morgan and Lindy Johnson

Others Present: None

2) MINUTES:

*A MOTION WAS MADE BY JEFF AND SECONDED BY KENT TO ACCEPT THE MINUTES OF THE REGULAR AND ANNUAL BOARD MEETING DATED SEPTEMBER 15, 2008 AS SUBMITTED. MOTION CARRIED WITH BOARD MEMBERS IN FAVOR.*

3) HOMEOWNERS COMMENTS:

Judith Timmerman, 100 Creighton Way – sent an email about A&J Fencing. It is different party fence with tree in the middle of it. She sent Keith a copy of her email and flyer to review for acceptability of style.

Keith Osantowski, 25 Carlyle Court – his wife wanted to thank the Board for the holiday lights. She loved them.

Jody Blessum, 1004 Ashland Court – he thinks the HOA should send a gift certificate to Bob Nichols for his service.

*A MOTION WAS MADE BY JODY AND SECONDED BY KENT TO SEND BOB NICHOLS A \$100.00 GIFT CERTIFICATE TO CHOW'S TO THANK HIM FOR HIS YEARS OF SERVICE. MOTION CARRIED WITH BOARD MEMBERS IN FAVOR.*

Kent Grubaugh, 30 Panorama Court – There is a dip in the road at Wood Ranch Circle near the street drain. Is that the City's responsibility? *Yes. Comment to the City about this.*

4) COMMITTEE REPORTS

Architectural Committee: Still looking for another committee member. Put something in the newsletter. Keith will submit any volunteers to the Board.

Community Events: None

5) FINANCIALS

Discussion Points:

- Audit will be completed by the third week of February.
- Funded Clubhouse repairs and median lights from Operating leaving the Year End deficit in Cash Account.
- 2009 have the option to fund from reserves, if needed.
- Raise in dues will help with Year End deficit.
- Reserves accrued liability raised due to shortened life on tennis courts.
- Funds should come from Operating if possible. No big projects projected in 2009 for reserve expenditures.
- No motion needed as audit will be completed soon.

6) REPORTS AND INFORMATION:

**Old Business:**

Power wash tennis courts – completed in November

2009 Budget and Reserve Study – mailed to HO's in November

Benches – grind guards or replace

*A MOTION WAS MADE BY JODY AND SECONDED BY KENT TO GET A BID TO PAINT THE BENCHES FOR THE NEXT MEETING. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

**New Business:**

Update on water leak in pump room

- In 2-3 years we will completely redo the pipes wiring and walls. This will coincide with replacement of heaters, pumps, etc.
- Can a moisture sensor be installed? Yes through the alarm company.
- Irrigation timer pivots over gauge that broke. We need to reconfigure.
- Study reserves

Portable Sports Equipment

- Leave the Basketball standard as is. It is kid friendly
- They are easy to move in and out and homeowners should do that.
- There are no changes to current Rules and Regulations.

Delinquent Accounts – Account #206-05

*A MOTION WAS MADE BY KENT AND SECONDED BY JEFF TO FILE ANOTHER LIEN ON ACCOUNT: #206-05. MANAGEMENT UPDATE INFORMATION WITH ALS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

2009 Miscellaneous Contracts

*A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO APPROVE THE CONTRACTS FROM PM&A, INC., JOHNSON JANITORIAL AND ARAGON COMMERCIAL LANDSCAPING AS SUBMITTED EFFECTIVE JANUARY 1, 2009. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Discussion points:

PM&A – There are no changes to financial agreements or services.

Johnson Janitorial – No changes to financials either.

Aragon Commercial Landscaping – evergreen – no changes to this contract.

**Information:** None

7) ADJOURNMENT:

*A MOTION WAS MADE BY JEFF AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 8:11 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

8) NEXT REGULAR BOARD MEETING:

The Regular Board meeting will be held on April 6, 2009 at 7:00 P.M. at the Wood Ranch Clubhouse.

2009 Meeting Calendar: *January 5, April 6, July 13 and October 5, Annual Meeting*

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

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