

# WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

July 13, 2009

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on July 13, 2009 at the Wood Ranch Clubhouse. The meeting was called to order at 7:02 P.M. by President, Peter Williams.

Board Members Present: President, Peter Williams; Vice President, Jody Blessum; Treasurer, Jeff Schroeder and Director, Joe Hackman

Board Members Absent: Secretary, Kent Grubaugh

Management Present: Tim Morgan, Lindy Johnson and Anita Aragon

Others Present: Dick Bennett, EBMUD

2) GUEST SPEAKER: Tonight's guest speaker is Dick Bennett from EBMUD to speak about water saving yard design and management.

Presentation points:

- East Bay Municipal District is a Public Utility
- Water Source: 90% from the Sierras; 10% local watershed
- EBMUD serves 1.35 million people
- 2009 – asking residents for a 10% voluntary reduction in water usage
- Global warming does not really affect water levels as usually warmer climates mean more precipitation and colder climates bring less precipitation
- 2/3 of the water used is for residential
- Irrigation Budget – is a free service provided by EBMUD for residents who request it
- If temperatures were exactly the same, plants need ½ the water in September as in June due to solar radiation
- EBMUD offers rebates for homeowners – for further information on rebates, go to their website: [www.ebmud.com](http://www.ebmud.com) click on conserving/residential for a list of the rebates offered.

Homeowner comments/questions:

- When can we expect lower rates? *Rates are up 50%; 35% beyond inflation and will continue to go up.*
- EBMUD – has a hiring freeze in effect
- Capital Projects have been delayed
- Experiencing a 15% drop in water usage, but fixed costs remain the same.

- Gray water – new laws are coming into effect, it would be best for homeowners to hold off until they are adopted.
- EBMUD offers homeowners rebates, leak detection and other free services, check their web site for more information
- Normally see an increase in applications for wells during a water shortage; however, ground water sources are not rich in the East Bay area.

3) MINUTES:

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED APRIL 6, 2009 AS SUBMITTED. MOTION CARRIED WITH BOARD MEMBERS IN FAVOR.*

Discussion Points:

- Web Site – status, *Joe and Tim have met, no inroads yet, still working on it. Current website is underutilized and the goal is to save money while improving service. Joe is not being paid. Will have something to present at the fall meeting.*

4) HOMEOWNERS COMMENTS:

None – except to say thank you for the special presentation tonight. It was very helpful.

5) COMMITTEE REPORTS

Architectural Committee:

- 47 Wood Ranch Circle: there was an onsite meeting earlier tonight with the homeowner, Tim, Peter, Jody and Keith. Result is the homeowner agreed to move the shed away from the front of the lot and move it to another area in the rear of the property.
- Artificial Turf: the HOA's stand to date has been artificial turf is not an approved product for use anywhere in the complex. Discussion points:
  - Drought has been lifted
  - Look into allowing use in rear yards, out of site from the street
  - Quality/product/conditions/vendors/color variations/style variations would all have to be considered
  - Not allow it in the front yard at all
  - Some homes have putting greens using artificial turf in their rear yards. *Putting greens are considered sports apparatus not landscaping.*
  - Consider this as a topic for future guest speaker

*A MOTION WAS MADE BY PETER AND SECONDED BY JEFF TO ASK THE ARCHITECTURAL COMMITTEE TO 1) CONSIDER CIRCUMSTANCES UNDER WHICH ARTIFICIAL TURF WOULD BE ALLOWED AND REPORT BACK TO THE BOARD AT THE FALL MEETING. WHEN THE COMMITTEE PRESENTS THEIR SUGGESTIONS TO THE BOARD AND THEY AGREE WITH OR MAKE CHANGES TO*

*THEM, THEY WILL THEN ASK THE COMMITTEE 2) RESEARCH SUITABLE MATERIALS/VENDORS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- Metal roofs: email request came through from a homeowner asking if this type of material had been considered as an acceptable roofing material. *Homeowner was told to come to the Board to ask them to consider this product. In the interim, it is not an approved product and cannot be used. Metal roofs are an ecological product but have not been used in this area long enough to know exactly how they will weather.*
- The committee has done some site inspections and will talk to management about the existence of some unapproved improvements and how they will be handled.
- There needs to be more notice to homeowners about Rules and Regulations and what the process is. *The Rules and Regulations are distributed once a year with the year end disclosure packet.*
- Future Agenda item – to review the architectural application process and apply sensible rules and exactly what types of projects need an application. *Currently, ALL CHANGES to the exterior of the home or yard needs an application. Normal and customary REPAIRS can be done without an application.*
- Send a letter to homeowners explaining the process and reasons why.
- Spanish Tile roofs: recent application by a Ponderosa Home was denied as this style of roof is not in keeping with this part of the subdivision
- 351 Liverpool: homeowner was present regarding the recent correspondence she received from the management office about the dead front lawn. They are asking for an extension to complete the work until later in the year when the weather is not so hot. Not sure why the grass is brown. *The board asked her to send in her application within the 14 day time frame given in the letter and the HOA will do their best to expedite it so they can move forward with the project.*

Jody, Peter and the Board once again, thanked the committee for all the time and effort they put into their service on the committee.

Community Events Committee: No update at this meeting.

Discussion points:

- The Spanish Festival was a huge success. The Board would like to thank the Committee once again for all their work on this event.

## 6) FINANCIALS

*A MOTION WAS MADE BY JEFF AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED THE JUNE 30, 2009 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Discussion Points:

- 12/31/08 the operating account had a negative yearend balance, since then, the negative balance has decreased over \$16,000.

- The negative yearend balance was a known fact due to the electrical work done on the entrance median and clubhouse. In addition, the HOA had to comply with the VGB act with respect to anti entrapment drains for the pool and spa before they could be opened this season.

6) REPORTS, INFORMATION AND ACTION:

Old Business:

- Picnic tables and benches painting and repairs have been completed.

New/Tabled Business:

- Solar Energy Systems Rules and Regulations: the proposed changes regarding installation of solar energy systems rules and regulations were distributed to all homeowners 30 days prior to this meeting. No written communication or comments from homeowners were received by the management office. At this time, the Board is asking for any Public Comments owners in attendance may have regarding this issue. There were none. Therefore, *A MOTION WAS MADE BY PETER AND SECONDED BY JEFF TO ADOPT THE PROPOSED CHANGES TO THE SOLAR ENERGY SYSTEMS RULES AND REGULATIONS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*
- Solar Fair:
  - 3<sup>rd</sup> week in September
  - Find three vendors/contractors to attend, possibly provide discounts to owners
  - Have a neural party (i.e. PG&E or non commercial industry expert) make a presentation about solar technology.
  - Have vendors available to discuss their services and offers to residents after the presentation.
  - Jeff will provide a contact list to PM&A of “green contractors” in the bay area.
  - Provide food and beverages
- Garage Sale: Carolyn Young now lives in Brentwood and just had surgery, thus the reason she was unable to host the event this year. Several homeowners in the area had a garage sale this last weekend. *Management will contact her to see if she is still interested in hosting this event in the future.*
- Aragon Proposal – *this proposal was unanimously approved by the Board via email. The work will be completed by the end of this week.*
- Skyline Tree Tagging Program – *A MOTION WAS MADE BY PETER AND SECONDED BY JEFF TO APPROVE THE PROPOSAL AS PRESENTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Discussion Points:

- Defer this maintenance item this year – *this does not result in a savings to the HOA. The program has been in effect for over ten years and to defer the maintenance work would jeopardize all the funds that have been spent in past years.*
- Peter asked if we could have the trees trimmed that are hanging over the sidewalks.

Information:

- Security and Lifeguard services have begun
- Incumbents Intent to Run: Peter, yes; Jody, yes.

7) ADJOURNMENT:

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 9:00 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

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

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