

# WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

October 18, 2010

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on October 18, 2010 at the Wood Ranch Clubhouse. The meeting was called to order at 7:31 P.M. by President, Peter Williams.

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

Board Members Absent: Director, Greg Yonko

Management Present: Tim Morgan, Lindy Johnson and Anita Aragon

Others Present: NONE

2) MINUTES:

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED JULY 12, 2010 AS SUBMITTED. MOTION CARRIED WITH BOARD MEMBERS IN FAVOR.*

3) HOMEOWNERS COMMENTS:

Luis Andrade, 20 Stanton Court: is present tonight to appeal to the Board of Directors with respect to his “grandfathered” painted fence. He is in the process of selling his home and was reminded during the close of escrow that he had to bring his property in compliance prior to sale of the home. Feels this is a burden and undo cost to him and his neighbors to change it out at this time, given the condition of the fence is still good.  
Discussion:

- He purchased the home in 2001; the fence was painted when he purchased
- In February 2007 the board grandfathered twelve homes with painted fences (this address included), that they would be grandfathered until the fence was either replaced or property transferred to a new owner, at which time it would have to be brought into compliance with the existing rules and regulations
- Would like to see wording changed in grandfathered clause to “brought into compliance”.
- There is only a small section on each side of the house, with heavy vegetation there is very little exposure to the street

- Seven homes on the list have complied since 2007
- Board will not waive based on existing policy and it would set a precedent for the remaining homes on the list and any future policies the board may have to enact
- Board states that the homeowner make the changes to street facing sections of fence and notify management upon completion.
- Following inspection, Management will provide a letter to the new owner stating the interior surface of the fence as it exists at close of escrow is grandfathered, with respect to paint but must be brought into compliance when it is replaced in the future. The Board is satisfied with the street facing sections of fence at the time of close of escrow for this transaction.

Following discussion, *A MOTION WAS MADE BY PETER AND SECONDED BY JODY STATING THE BOARD WILL NOT WAIVE THE EXISTING POLICY. IT IS AGREED THE HOMEOWNER MUST REPLACE OR RESURFACE THE SECTIONS OF FENCE FACING THE STREET. UPON COMPLETION AND INSPECTION, NEW OWNERS WILL BE NOTIFIED THAT THE INTERIOR SURFACE OF THE FENCE MUST BE BROUGHT INTO COMPLIANCE WHEN REPLACED IN THE FUTURE AND THAT THE BOARD IS SATISFIED WITH THE CHANGES TO THE STREET FACING SECTIONS AT THE TIME OF CLOSE OF ESCROW FOR THIS TRANSACTION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Stefan Rubendall, 1021 Barrenger Dr.: would like a notice to be in the newsletter asking homeowners who post signs i.e. for garage sales remove all the tape or staples from the posts as well. Starting to look trashy. *Management will have general contractor clean them up now.*

#### 4) COMMITTEE REPORTS

Architectural Committee: had one request for the new website – to add the architectural application to the website in a PDF format that allows owners to fill out on the computer then print for signatures and processing. This could expedite the process, making the applications more legible by the committee. *The Board agreed. Joe Hackman asked management to provide him with the word document and he would make the necessary changes. Once completed, a copy will be emailed to both the Board and the Arch Committee for review prior to posting on the website.*

Community Events Committee: No report.

#### 5) FINANCIALS

*A MOTION WAS MADE BY PETER AND SECONDED BY JEFF STATING THE BOARD HAS REVIEWED THE SEPTEMBER 30, 2010 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Discussion Points:

- Jeff asked Management to provide the board with a copy of the statement from Smith Barney account showing the account was closed.

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- A. AB 1793 Artificial Turf – vetoed by Governor 9/30/10
- B. Community Emergency Response Team – flyer mailed w/ballots
- C. Website – new site up and running
- D. Closed Smith Barney Acct – 8/20 funds transferred to Citibank Reserve Account

Tabled Business:

- A. 3 Heartland Court – Board to inspect area per Aragon’s proposal *Board declined the proposal. Given the area poses no health or safety issues, they feel it would be an inappropriate use of association funds to spend \$1,500 to clean up the area when it was not an area improved with association funds.*
- B. HOA street signs – Board to inspect/determine if cleaning is sufficient or if replacement of the street signs is warranted. *After inspecting, given the costs to replace all the street signs in the development, the board asked that this line item be added to the Reserves next year, giving them a five year remaining life.*
- C. Holiday Lights – meeting w/McMahon is being scheduled to take place before the end of the month. Peter and Jeff will meet with him.
- D. Tennis Courts –
  - cost to repair cracks *Proposal from Sheldrake and Mumford for crack patch was \$2,600.00.*
  - impact on Reserves to resurface in 2011 vs. 2012 *Minimal impact on Reserves will be approximately \$5,006.00 as well as some items that are considered maintenance and repairs that would be paid out of operating, estimated R&M costs are approximately \$4,800.00. Discussion points:*
    - *Make sure the RQP include warranty information*
    - *Board would like to have site inspections on other courts/referrals*
    - *Have vendors provide options for resurfacing*
    - *Install a sign on the tennis court gates, letting homeowners know the HOA is aware of the condition of the courts; they are being resurfaced; expect major improvements in Spring 2011.*

*Following discussion, A MOTION WAS MADE BY PETER AND SECONDED BY JEFF TO PROCEED WITH OBTAINING QUOTES TO RESURFACE THE COURTS IN 2011. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

New Business:

- A. 2011 Budget – *Discussion points:*
  - *Pros/cons to raise the dues \$5.00 per quarter*
  - *Pros/cons to raise the dues \$10.00 per quarter for two years*
  - *hold off raising the dues until 2012 after we know impact of tennis court resurfacing on both the reserves and operating budget*

- B. 2011 Updated Reserve Study - DRAFT  
*Following discussion, A MOTION WAS MADE BY KENT AND SECONDED BY PETER TO APPROVE THE PROPOSED BUDGET WHICH KEEPS DUES AT \$225.00/QUARTER WITH AN EXPECTATION THAT DUES WILL HAVE TO RAISE IN 2012. THIS MOTION ALSO APPROVES THE UPDATED DRAFT RESERVE STUDY FOR 2011. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*
- C. 2010 Y.E. Audit or Review – *A MOTION WAS MADE BY KENT AND SECONDED BY JEFF TO DO AN AUDIT FOR YEAR ENDING 12/31/10. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*
- D. Board would like to make sure that Joe Hackman is compensated for his work on the website.
- E. Board would like to send a \$100.00 gift certificate to Joe Hackman to thank him for his time served on the Board and work on the website. *Management will pick up the gift certificate and send along with a thank you note from the Board.*

Information:

- Ongoing work product list.

7) ADJOURNMENT:

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 8:59 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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