

# WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

April 11, 2011

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on April 11, 2011 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; Treasurer, Jeff Schroeder; and Director, Greg Yonko  
President, Peter Williams, arrived late

Board Members Absent: Secretary, Kent Grubaugh

Management Present: Tim Morgan and Lindy Johnson

Others Present: NONE

2) MINUTES:

*A MOTION WAS MADE BY JEFF AND SECONDED BY GREG TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED JANUARY 10, 2011 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3) HOMEOWNERS COMMENTS:

Steve and Connor Gurley, 220 Crestridge Drive: Connor was present with four other young men to present to the Board their idea to provide free tennis lessons to the WR community residents as a non-profit way to give back to the community. Their complete, comprehensive presentation brought up several points:

- Name of program: Teens Teaching Tennis
- Would like use of the tennis courts for 2-1 hour sessions between June 13 - July 1 and July 6 – July 22
- Most they could accommodate would be 8 individuals/court/hour
- Advertise w/flyers to WR owners in May
- No charge – would ask for donations to cover cost of equipment/balls
- A parent would be present at all times during the lessons

Board Discussion:

- Concerned that this is not a public court

- Would attract kids from other areas
- Set a schedule that would not use the courts every day; i.e. T/Th or M/W/F
- Use 1 court only and expand time frame of use
- Prime time hours should be left to Owners
- Not sure what interest level would be

Board appreciated their time and initiative and thanked them for the presentation of their idea to the board. The Board would like to have further discussion and get back to them. After further discussion, *A MOTION WAS MADE BY PETER AND SECONDED BY JEFF TO ALLOW TEENS TEACHING TENNIS TO USE THE COURTS AS FOLLOWS:*

1. *1 COURT AT A TIME; IF SECOND COURT IS NOT IN USE, THEY MAY USE IT. IF ANOTHER HOMEOWNER SHOWS UP, THEY MUST RELINQUISH ONE COURT TO THE HOMEOWNER,*
2. *USE IT FOR TWO HOURS DURING AFTERNOON 1-5 PM.*
3. *SUBJECT TO CANCELLATION IF BOARD OR MANAGEMENT RECEIVES NUISANCE COMPLAINTS*
4. *PARENT MUST BE PRESENT AT ALL TIMES*
5. *BOARD WOULD LIKE A REPORT BACK AFTER FIRST SESSION.*
6. *FLYER MUST BE DELIVERED TO ALL HOMEOWNERS*

*MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Anonymous Homeowner: here on behalf of several neighbors who want something done about kids and young adults hanging out at the parking lot and play ground area. Issues presented:

- Peak Times are vacations, all summer, Thanksgiving, Christmas and Spring Breaks
- Concerned about liability to the HOA with respect to young adults, non drinking age on HOA property
- Neighbors have made several calls to the police department this year already
- Need ways to strongly deter them from using the parking lot for their tail gate parties
- No problem with rental of clubhouse and related noise levels during this type of use
- Can be 3-4 cars with 6-14 individuals with up to 30 individuals on site at one time
- Parking lot is the main issue
- Police Department is slow to respond

Homeowners would like to work with the board to come up with ideas to solve this ongoing issue. Solutions presented:

- Surveillance – means nothing to these individuals
- Guards – mean nothing to them either
- Prevent vehicle access to the parking lot after hours, i.e. swing arm or chain style gate over parking lot entrance
- Better Cameras
- Additional lighting

Board comments:

- HOA is aware of these types of issues and deters a lot of activity with Security Service
- Activity is lower than years past with less vandalism to common property
- To close off entrance to parking lot poses additional concerns with respect to maintenance issues and cost to hire someone to close and open the gates twice a day
- Security is on site on weekends from 9pm-2am and seven days a week during summer months
- Solutions would not be 100% effective in deterring activity; but is a start to problem solving
- Increase security – especially during school breaks
- Install a sign “No Public Gatherings”
- Look into lease/rental of better, high tech type security cameras
- Talk to security about ongoing issues
- Doesn’t take long for individuals to determine guard schedules

Board will look into:

- Increase patrol for more common area coverage
- Cost of better camera equipment
- Cost of additional lighting
- Mention issues in the newsletter
- Add signage
- Adding a pool monitor on site prior to arrival of security (Northridge has found this service extremely helpful over the few years)

Swim Team – Sea Devils: has sent a letter to the board asking for their consideration to allow the swim team use of the pool for the next couple of weeks. Their pool is down for repairs. Discussion points:

- Want to use the next couple of weeks; pool will be open to homeowners effective May 1
- Use by a swim team presents a different kind of noise; coaches, whistles, cheering
- Upside is community service
- A few neighbors know of this request and are fine with allowing them use of the facilities; always like knowing kids are using the facilities
- Tennis court repair work will be going on at the same time
- Use by the team may infringe on owners use
- Temporary use – short period of time
- Limit size/number of swimmers present
- This team is also looking at two other pools
- No lane lines may be an issue

After discussion, *A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ALLOW THE SEA DEVILS SWIM TEAM USE OF THE WOOD RANCH POOL FOR TWO WEEKS WITH THE FOLLOWING CONDITIONS:*

*1. 2 WEEK PERIOD ONLY*

2. *LIMIT THE NUMBER OF SWIMMERS PER DAY; 30 3:30-5:30; 20 FROM 5:30-7:30; 45 MINUTES FOR EACH TEAM*
  3. *LIMITED TO USE OF POOL ONLY; NO USE OF OTHER FACILITIES BY PARENTS OR SIBLINGS*
  4. *SWIM TEAM WILL PAY ALL RELATED COSTS FOR POOL CONTRACTOR, ENERGY COSTS AND JANITORIAL SERVICES*
- MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

4) COMMITTEE REPORTS

Architectural Committee: Stefan Rubendall present this evening on behalf of the committee:

- Nothing new to report at this time.
- A couple of outstanding issues with trees.
- Still in process of talking to new committee members.

Community Events Committee: No report.

5) FINANCIALS

*A MOTION WAS MADE BY PETER AND SECONDED BY JEFF STATING THE BOARD HAS REVIEWED THE MARCH 31, 2011 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Discussion Points:

- Reserve funding levels are slightly below 100% - due to changes to life of tennis courts

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- A. Holiday Lights – *discussed below*
- B. Tennis Courts:
  - Sign on gates for upcoming renovations
  - Proposals
  - Tennis Court gate locks
- C. Hot Water Heater – *board approved replacement NTE \$1,000*

New/Tabled Business:

- A. Holiday Lights – 2011 Season  
Dan McMahon, McMahon Construction: present at the Board's request to discuss Holiday Lights for the upcoming 2011 season. Main concern is keeping the lights on when it rains.

- System is set per code with GFI circuits which trip every time a small amount of water is detected.
- Light only 10' above grade, where GFI circuits would not be required
- Not aesthetically the best look for the median
- HOA's trees grow 3-5'/year which makes running conduit up the trunk of the trees difficult
- Install higher poles for electrical source
- Can legally run cords up the trunk of the trees; won't work for bushes/shrubs
- Island electrical is not energized during day light hours
- To re-conduit power to posts would need a schematic; design concept
- Any advantage to LED lights

Following discussion, Dan will provide a proposal to:

- Make changes that will allow use for all trees and hedges
- Additional lights
- Proposal for electrical (zip lines)

B. Tennis Courts:

- Obtained new proposal for 24"
- Need to determine if the HOA wants to do a temporary fix at \$67,000 or long term of 20+ years at \$152,000.
- There will be additional costs:
  - \$ 3,900 fence pole paint
  - \$ 7,680 windscreen
  - \$ 18,008 new fence
  - \$ 3,800 parking lot slurry seal
  - \$ 5,375 geologist/engineer
 For a total cost estimated at \$173,000
- Total Reserve Funds are \$172,000

*A MOTION WAS MADE BY PETER ND SECONDED BY JODY TO APPROVE THE TENNIS COURT REPLACEMENT AT A COST NOT TO EXCEED \$152,000.00. FINAL CONTRACT WILL BE AWARDED UPON BOARD REVIEW OF COMPETING BIDS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO RETAIN JOHN DYE WITH CORNERSTONE EARTH GROUP FOR PROJECT CONSULTATION AT A COST OF \$5,375.00. MOTION CARRIED WITH THREE PRESENT BOARD MEMBERS IN FAVOR. JEFF RECUSES HIMSELF FROM THE VOTE AS HE PERSONALLY KNOWS JOHN DYE.*

Upcoming work will be communicated to homeowners and posted on the website. Parking lot will be used as a staging area and unavailable for use during construction.

- C. 2011 Tree Trimming Program – 2011 costs per the program will be \$8,795; 2011 budget line item is \$11,600

*A MOTION WAS MADE BY PETER AND SECONDED BY JEFF TO APPROVE COMPLETION OF THE 2011 TREE TRIMMING PROGRAM WORK AT A COST OF \$8,795.00. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

D. Spring/Summer Services – *will be set up per budget prior to May 1 opening.*

Information:

- 2010 Tax Returns – *copies emailed to the Board 2/25/11*
- Delinquent Account Letters – *mailed 3/31/11*
- Ongoing work product list from management

7) ADJOURNMENT:

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 9:10 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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