

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

April 16, 2012

1) CALL TO ORDER:

The regular meeting of the Wood Ranch Board of Directors was held on April 16, 2012 at the Wood Ranch Clubhouse. The meeting was called to order at 7:03 P.M. by President, Peter Williams.

Board Members Present: President, Peter Williams; Vice President, Jody Blessum; Treasurer, Jeff Schroeder (arrived at 7:09 pm); Secretary, Kent Grubaugh

Board Members Absent: Director, Greg Yonko

Management Present: Tim Morgan and Lindy Johnson

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 JANUARY 9, 2012 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Ken Murchison, 1006 Jennifers Meadows Ct.: a homeowner held a hat sale last weekend. He had signs up and people standing at the entrance to the complex with signs advertising the sale. He now has signs up for next weekend. He likes the job the current board is doing but feels this “annual hat sale” is not within the guidelines of the CC&Rs and feels the board should enforce the governing documents. He was told last year that this homeowner was contacted and told not to conduct the sale in the future, unless in conjunction with the annual garage sale. Points of discussion:

- Ken - wants board to stop upcoming sale this weekend
- Stefan - did not like the signs at the corners inviting people into the complex
- Jody – this homeowner has been holding these sample sales for 20+ years; lots of homeowners look forward to these annual sales
- Management – not on site during the sales, does this present noise, safety, traffic issues; we have not received any complaints prior to last July

- Ken – not an issue with signage or traffic; issue is with commercial activity being conducted which is in direct conflict of the governing documents
- Ken – can the board define commercial activity
- Jeff – commercial activity would be defined by the Town of Danville; concerned with whether or not this homeowner could be considered grandfathered if another homeowner came to the board and asked to hold the same type of sale.
- Peter – needs to curtail activities within CC&Rs; outline them in another letter to the owner along with regulations per the Town of Danville City Codes; needs to conduct his sale in conjunction with the annual garage sale which would reduce signage as advertising would be done thru the garage sale
- Management – read letter sent to homeowner July 12, 2011 which outlined both the CC&Rs and local ordinance from the Town of Danville and directing homeowner to conduct the sale in conjunction with the annual garage sale.

Following discussion, *A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO WRITE TO THE HOMEOWNER LETTING HIM KNOW THE HOA HAS RECEIVED MORE COMPLAINTS; HE MUST RESTRICT THE SALE TO ONCE A YEAR IN CONJUNCTION WITH THE ASSOCIATION WIDE GARAGE SALE. THE BOARD IS WORKING TO STRIKE A BALANCE THAT REPRESENTS EVERYONE'S BEST INTEREST. MOTION CARRIED WITH THREE BOARD MEMBERS IN FAVOR AND ONE AGAINST.*

John & Michelle Sturiale, 105 Julie Court: new owners about six months ago, moved here from Ohio so this is their first HOA meeting. His concerns are with the general maintenance of some of the homeowners' properties, i.e. lack of general exterior maintenance to landscaping, painting, power washing, etc. Given any *changes* need approval prior to work being completed; why are homeowners allowed to let existing assets fall into disrepair. *Some of the worst offenders are currently in foreclosure and bank owned properties. Have to keep in mind HOAs are self policing societies and the arbitrary nature of perception of each owner with respect to maintenance. Jeff asked if a general letter could be drafted to include with the newsletter; Peter will put something in the newsletter asking homeowner to freshen up the exterior of their homes, making repairs where necessary and doing general clean up. Anytime homeowners see these types of ongoing issues, they are asked to please report them to the management company.*

Judith Timmerman, 100 Creighton Way:

- Asked that the letter be carefully worded so as not to offend homeowners who are either financially strapped or ill and cannot do the work at this time. There are always costs for any improvement and not everyone can afford it at this time.
- Asked if she needed approval to set up a 10' x 13' portable tent in her rear yard. She will only have it up for the summer. *As long as it is not visible from the street and is a temporary structure, no prior approval is needed.*

Lalae Wadpey, 102 Wood Ranch Circle: she is a new owner also, she moved in about four months ago. She is disappointed with dog owners who walk their dogs off leash and allow their pets to defecate on neighbors' property. *This is an issue brought to the*

board's attention at just about every meeting. Notices have been included in every newsletter; the HOA provides doggie mitt stations for convenience. The best solution is to approach the owners when pets relieve themselves on the lawn. The Town of Danville has a leash law that requires pets to be on leash when on public property. Peter will include a note in the Spring Newsletter again.

Peter Williams, 12 Ashland Way: as a homeowner he would like to bring up the NextDoor.com on-line community for homeowners associations. This is similar to facebook or linkedin but is exclusive to the Wood Ranch HOA. Allows homeowners to build connections with neighbors. Currently 39 homes have signed up. While the HOA does not officially endorse this social network, he would like to put some kind of verbiage in the upcoming newsletter as a homeowner; he would include a legal disclaimer, stating it is not endorsed by the HOA.

4) COMMITTEE REPORTS

Architectural Committee:

They have done 13 reviews on 9 properties the first quarter of 2012. The committee is currently working to enhance the rules and regulations by adding criteria for gate posts. *This should be completed shortly and will be forwarded to the board for review.*

Community Events Committee:

The Easter Egg Hunt went really well with about 19 families attending. Due to the weather the event was held the following day. Their next event will be a summer event. The board would like to ask them to consider hosting a poker night again for adults. *Management will contact them with this request.*

5) FINANCIALS

A MOTION WAS MADE BY PETER AND SECONDED BY JEFF STATING THE BOARD HAS REVIEWED THE MARCH 31, 2012 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- Reserves are currently funded at 66%; *board explained to the new owners why reserves are currently underfunded*
- There are currently nine delinquent accounts
- Tennis courts had slight pooling along the edges of the courts. *This is to be expected and will not compromise the new surface. Water should not be pooling on the playing surface.*

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- a) Clubhouse flooring – *tabled to October meeting*
- b) Governing Document revision – *tabled to a future agenda*
- c) AA Lock Proposal – *board would like to explore other options/costs*
- d) Block Wall Repairs – *board approved repairs NTE \$3,600*
- e) Clubhouse Alarm – *1/11 called Crime Alert for verification; 4/4 follow up – Yes, need to register alarm – completed on line, no charge for permit application*
- f) Fence Posts – *discussion to encourage Architectural Committee to enhance the current rules and regulations regarding criteria for gate posts; 1/16 sent email to ARC*

New/Tabled Business:

- a) Common Area key options – provided by AA Lock and Dad’s Lock Service
 - given the differences in cost between the two bids, the board would like to get samples from Dad’s Lock Service to see what type of system they are recommending.
 - Board needs to be prepared to make a decision if one of the currently existing locks goes down. The parts are no longer available for the MIWA system we currently have.

Information:

- a) 2011 Tax Returns – *completed, signed & mailed 3/7/12; copies enclosed*
- b) 2011 Audited Financials – *completed & mailed to HOs 4/6/12; copies enclosed*
- c) Clubhouse Clock – *non-working clock removed/replaced*
- d) Rubber mat inside clubhouse – *1/11 work order/installed*

7) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY JEFF TO ADJOURN THE REGULAR MEETING AT 8:05 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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