

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
July 13, 2015**

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on July 13, 2015 at the Wood Ranch Clubhouse. The meeting was called to order at 7:04 P.M. by President, Jody Blessum.

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

Board Members Absent: Treasurer, Greg Yonko

Management Present: Tim Morgan, Anita Aragon and Mark Morgan

Others Present: NONE

1. MINUTES:

A MOTION WAS MADE BY JEFF AND SECONDED BY FLORIA TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED APRIL 13, 2015. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

2) HOMEOWNERS COMMENTS:

Judy Timmerman, 100 Creighton Way – Indicated that there is excessive speeding in the neighborhood. *This will be addressed in the next newsletter.*

Bob Harr, 130 Heartland Street – Reported that the v-ditches behind his home are clogged and asked if they are inspected. *The v-ditches are inspected in the Fall. Management will have the landscape contractor clean and inspect those behind his home in July.*

3) COMMITTEE REPORTS

Architectural Committee:

- Stefan Rubendall provided a summary of the Committee's actions. During this quarter, 33 applications were received of which 9 were denied. Stefan provided an outline of potential revisions to the CC&Rs as part of the CC&R update. The Board indicated that it would be preferable to change the Architectural Rules rather than the CC&Rs since the CC&Rs are more difficult to revise.

- Hearing #368-05 Non-Compliant Fence

A MOTION WAS MADE BY JEFF AND SECONDED BY KENT STATING THAT WHILE THE BOARD APPRECIATES THAT THE OWNER HAS MADE A GOOD FAITH EFFORT IN SUBMITTING AN ARCHITECTURAL APPLICATION, THE OWNER MUST REMOVE THE PORTION OF THE FENCE EXCEEDING SIX FEET IN HEIGHT (OR AS OTHERWISE APPROVED BY THE ARCHITECTURAL COMMITTEE) AND OBTAIN APPROVAL OF AN

ARCHITECTURAL APPLICATION FOR THE FENCE WITHIN 30 DAYS OR BE SUBJECT TO A CATEGORY 1 FINE OF \$50.00 PER MONTH. IF THE VIOLATION CONTINUES IN THE LONGER TERM, THE BOARD WILL CONSIDER ADDITIONAL FINES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4) FINANCIALS

A MOTION WAS MADE BY JEFF AND SECONDED BY KENT STATING THE BOARD HAS REVIEWED THE JUNE 30, 2015 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Items:

- The Clubhouse Rental Agreement should be revised to make the renter responsible for any false alarm fees charged by the Town of Danville. The false alarm fee is \$300 per event after repeated occurrences.

5) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- Sidewalk Encroachment
Homeowners who have landscaping encroaching the public right of ways have been sent letters from the HOA and the Town of Danville. Enforcement is with the Town of Danville and not the HOA.
- 9 Scenic Court – Retaining Wall
Owner has agreed to the conditions of the Board's motion on the unapproved retaining wall and a legal agreement is being drafted.

New Business:

- New Board Member
A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO APPOINT LIZ TALLEY AS TREASURER EFFECTIVE UPON THE RESIGNATION OF GREG YONKO. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- CC&R Update
A MOTION WAS MADE BY JEFF AND SECONDED BY FLORIA TO RETAIN BERDING AND WEIL TO UPDATE THE CC&RS IN 2016 IN CONJUNCTION WITH THE CC&R UPDATE FOR THE NORTHRIDGE AT DANVILLE HOA IN ORDER TO RECEIVE A REDUCED RATE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- Pool Furniture
A MOTION WAS MADE BY KENT AND SECONDED BY FLORIA TO REPLACE THE POOL FURNITURE PER THE PROPOSAL PROVIDED BY LEISURE CREATIONS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Items:

- One-Third of the old pool furniture will be delivered to the residence of Jillian Dowler, and she will make it available at no cost to Wood Ranch owners.

- Dog Mitt Station Across from 44 Woodranch Circle
BASED ON THE OWNER'S REQUEST TO RELOCATE THE DOG MITT STATION, A MOTION WAS MADE BY JEFF AND SECONDED BY KENT TO REAFFIRM THE BOARD'S POSITION THAT THE DOG MITT STATION WILL NOT BE RELOCATED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY KENT TO ADJOURN THE REGULAR MEETING AT 9:15 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

