

# WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

July 9, 2013

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on July 9, 2013 at the Wood Ranch Clubhouse. The meeting was called to order at 7:00 P.M. by President, Peter Williams.

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

Board Members Absent: Treasurer, Jeff Schroeder and Director, Greg Yonko

Management Present: Tim Morgan and Lindy Johnson

Others Present: Siamack Sioshansi, The Urban Farmers and Micah Brown, Avid Home Theater

2) MINUTES:

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO ACCEPT THE MINUTES OF THE RECONVENED ANNUAL AND REGULAR BOARD MEETINGS DATED APRIL 4, 2013 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3) HOMEOWNERS COMMENTS:

NONE

4) COMMITTEE REPORTS

Architectural Committee:

Stefan Rubendall presented the board with a written summary of the committee's action since the last board meeting. They had a total of 31 applications; 16 approved; 9 denied and 6 under review. In an attempt to expedite the application process and help homeowners understand exactly what is needed with each application, the committee is still working on getting a sample application and matrix to put on the association's website and to include with Architectural Rules and Regulations.

Community Events Committee:

NONE

5) FINANCIALS

*A MOTION WAS MADE BY PETER AND SECONDED BY KENT STATING THE BOARD HAS REVIEWED THE MAY 31, 2013 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Discussion Points:

- Administrative Expenses
- Landscape Upgrades
- Reserve funding percentage

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- CERT Disaster Preparedness – *use of clubhouse parking lot on 4/20*
- Aragon proposal – *refresh mulch at entrance; work completed*
- Pool Vandalism/Security Cameras – *Update on security camera installation*

Discussion Points:

- New system is up and running
- Ability to access cameras via smart phones and PC; codes will be given to board and management
- Need to leave thermostat set at 80-82° for new equipment
- Site inspection – additional cameras are needed at the playground/tennis court areas and at the pool entrance and hot tub
- Need new conduit for parking lot camera

*Following discussion, A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO ADD 3 ADDITIONAL CAMERAS: 2 ON A NEW POLE NEAR THE POOL ENTRANCE GATE; 1 ON THE POLE AT THE PLAYGROUND AREA. ARAGON WILL DO THE TRENCHING FOR NEW CONDUIT NEEDED FOR ADDITIONAL CAMERAS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- Clubhouse flooring – *work completed and paid 5/31/2013*

Tabled Business:

- Fruit Trees – *Update from Peter and The Urban Farmers for common area use*

Discussion Points:

- Considering Slopes 1 or 2 as these areas already have water supply available
- 5 years of watering costs are included with sponsorship money
- Use 7' or under trees in species that are least threat of pests/rodents, i.e apple, pear or persimmon
- HO's have option to "adopt a tree" or "donate a tree" at a cost of \$100/tree
- Improve look of slopes
- Slope stabilization
- Gives homeowners the opportunity to do community service as a family
- Notify ALL homeowners and allow for a comment period

- Information posted on website
- It will take 3-5 years to bear fruit; will plant species that ripen at same time
- Planting area will be enclosed with deer fencing; wood chips cut down on weeds and mowing
- Install signs stating this is a community project for food bank
- No other HOAs in the area have done this type of project
- Payments would need to be processed through an escrow account held by Urban Farmers in order for homeowners to get tax deduction
- Urban Farmers to provide photos of existing orchards; HOA will provide pictures of areas/slopes being considered

Following discussion, *A MOTION WAS MADE BY PETER AND SECONDED BY JODY STATING THE BOARD APPROVES THE BASIC OUTLINE OF THE PROGRAM, NOTIFY HOMEOWNERS, SPECIFIC INFORMATION TO FRONTING HOMEOWNERS, ALLOWING FOR COMMENT PERIOD. IF APPROVED, PLANTING WOULD BEGIN IN LATE FALL/WINTER. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

New Business:

- 2013 Annual Tree Work - \$12,390 per tree tagging program

Discussion Points:

- Address Sycamores at entrance
- Add trimming of cherry trees near clubhouse entrance to the program annually

Following discussion: *A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO APPROVE THE 2013 ANNUAL TREE WORK. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Information:

NONE

7) ADJOURNMENT:

*A MOTION WAS MADE BY PETER AND SECONDED BY KENT TO ADJOURN THE REGULAR MEETING AT 8:41 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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