

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

January 14, 2013

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on January 14, 2013 at the Wood Ranch Clubhouse. The meeting was called to order at 7:03 P.M. by Vice President, Jody Blessum.

Board Members Present: Vice President, Jody Blessum; Treasurer, Jeff Schroeder; Secretary, Kent Grubaugh and Director, Greg Yonko

Board Members Absent: President, Peter Williams

Management Present: Tim Morgan, Lindy Johnson and Anita Aragon

Others Present: NONE

2) MINUTES:

A MOTION WAS MADE BY JEFF AND SECONDED BY JODY TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED OCTOBER 15, 2012 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Stefan Rubendall, 1021 Barringer: wanted to bring to the board and homeowner's attention that the Town of Danville is reviewing their 2030 General Plan; property behind Wood Ranch Association reflects no change from previous plan, the area is currently zoned for mixed use and he would like to see a transition zone between Wood Ranch HOA property and any new construction. He has been to a couple of meetings and will be inputting his desire for the transition zone.

Judith Timmerman, 100 Creighton Way: she recently sent a letter to the architectural committee regarding some neighbor issues and fences. This issue is still at the Town of Danville. She will continue to keep the association apprised of the outcome.

Eugene Cassvan, 52 Wood Ranch Circle: has a problem with owners of pets who do NOT clean up after their pets when walking them. There seems to be an increase in the number of pet owners and related abuse of association and private property. Pet owners not only do not dispose of the bags properly, they do NOT pick up waste at all. It is

difficult to “discipline” adults but would like to see something done to improve the situation.

Board Discussion:

- *Jeff: perhaps add another station along upper section of Wood Ranch Circle; ask maintenance/handyman for cost to install receptacles and cost to dispose when filling the stations*
- *Kent: personally does not like the look/aesthetics of trash containers along the open space*
- *Management: will get costs and forward to the board via email; will also find out cost to have maintenance/handyman look for used bags left on common area.*

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 24 applications; 10 approved; 8 denied; 6 currently under review. Committee is finding that contractors are running rough shod over homeowners to try and push through applications and in some instances, not completing the work as approved. Fence stain colors and materials are still under review by the committee; they hope to have a resolution to bring to the board in April.

Community Events Committee:

- NONE

5) FINANCIALS

A MOTION WAS MADE BY JODY AND SECONDED BY KENT STATING THE BOARD HAS REVIEWED THE NOVEMBER 30, 2012 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

Discussion Points:

- *Delinquent Accounts: delinquent letters were mailed to seven owners; two are on a payment plan; two have made payments on their account; four have not responded.*
- *Acct #452-05 is 7 quarters delinquent; agreed to a payment plan and no payments received since September 2012*
- *Acct #499-05 is 11+ quarters delinquent.*
Following discussion: A MOTION WAS MADE BY JEFF AND SECONDED BY KENT TO FILE A LIEN ON ACCOUNTS 452-05 AND #499-05. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- *Management will continue to monitor delinquent accounts*

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- A) 2013 Budget and Reserve Study – mailed to HOs November 2012
- B) Holiday Lights – a few more lights were added this year; Board Discussion: Jeff would like to see all three trees on the entrance median lit – trunk and part way up the branches. Not opposed to removing some of the center lights if needed to accomplish this. Management does not feel removal of lights will not be necessary. Some board members would like to see more of the median have lights instead of just the ends.
- C) Thank you to Community Events Committee for BBQ – sent 12/11/12
- D) 65 Wood Ranch Circle – sidewalk deflection letter sent to HO 12/11/12; HO wrote letter back to the Association stating they wanted to know where that is in writing. Management explained to them that this is a public right of way and homeowner should contact the Town of Danville for further clarification.
- E) ADM services for homeowners – Contact information was put in next newsletter

Tabled Business:

- A) Clubhouse Flooring – proposals for replacing w/carpet tiles is \$3,500; to removed and replace entrance tiles \$1,750 and remove all existing tile and carpet and replace with new ceramic tile is \$6,500.
Discussion points:
 - Best solution long term would be adding tile; more expensive initially, less expensive maintenance over the long term
 - Less commercial, more residential, comfortable
 - Ensure product has proper slip/fall surface
 - Stefan Rubendall showed photos of a ceramic tile that looks like wood flooring. Board has asked that we obtain proposal for a couple of different styles of ceramic tile for \$2.50/sq. ft.
 - NO maintenance to existing carpeting at this time.
- B) Governing Documents – 1/1/2014 the Davis Stirling Act will be rewritten; suggest the Association wait until changes go into effect to update the governing documents.

New Business:

- A) 2012 YE Review/Audit: Review is \$1,600; Audit \$2,400. A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO HAVE KIRBY AND FORBES PERFORM AN AUDIT FOR F.Y.E. 12/31/12. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
- B) Delinquent account letters – letters were mailed 12/12/12; see discussion and related motion under Financials above.
- C) Jeff would like to obtain proposals to improve three open space areas along the upper portion of Wood Ranch Circle. These areas are just dirt strips, unattractive and after the rains, dirt/mud flows onto the sidewalks.
Discussion Points:
 - Original plan shows these areas are to remain as native open space
 - Would not want to change entire area; just clean up by adding a 5' strip of plants and/or materials up from the sidewalk i.e. entrance slopes
 - Concern would be availability of water source for plants
 - Management will obtain proposal from landscape contractor

Information:

A) Town of Danville 2030 General Plan

7) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY JEFF TO ADJOURN THE REGULAR MEETING AT 7:52 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

