

WOOD RANCH OWNERS ASSOCIATION REGULAR BOARD MEETING MINUTES

April 16, 2014

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on April 16, 2014 at the Wood Ranch Clubhouse. The meeting was called to order at 7:02 P.M. by President, Peter Williams.

Board Members Present: President, Peter Williams; Vice President, Jody Blessum; Treasurer, Jeff Schroeder;

Board Members Absent: Secretary, Kent Grubaugh and Director, Greg Yonko

Management Present: Tim Morgan, Lindy Johnson and Mark Morgan

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 JANUARY 13, 2014 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

Eugene Cassvan, 52 Woodranch Circle: asked the Board what could be done regarding recent residential break-ins and thefts the area. *The Board will include information in the next newsletter on theft prevention and to determine if there are volunteers interested in creating a neighborhood watch. If the trend continues, the Board will investigate the placement of traffic cameras at the two entrances provided there is agreement by homeowners.*

Judith Timmerman, 100 Creighton Way: asked the Board whether drought –tolerant landscaping would be installed. *The Board will include information in the next newsletter regarding water conservation and will investigate the use of intelligent irrigation systems as current systems are replaced over time.*

4) COMMITTEE REPORTS

Architectural Committee:

Keith Osantowski presented the board with a summary of the committee's action since the last board meeting. The roof has been replaced satisfactorily on 10 Windsor Court. One remodeling project was denied.

Community Events Committee:

- NONE

5) FINANCIALS

A MOTION WAS MADE BY JEFF AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED THE MARCH 31, 2014 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- A) 2014 Election Results – *posted on the website 1/15; clubhouse doors 1/16*
- B) Reserve Funding % - *include w/board packet financials*
- C) Delinquent Accounts:
 - 221-05 – *sent to collections 3/25/14*
 - 449-05 – *rec'd six payments since October 2013; will continue to monitor for consistent payments*
 - 338-05 – *letter sent 3/25; HO requested payment plan 4/3*
 - 378-05 – *paid in full 2/10 & 2/13*
 - 402-05 – *paid in full 2/3*
 - 511-05 – *letter sent 3/25; HO made 1st of three payments on 4/4*
- D) Solid Fence enclosure at pool/spa area – *Proposal from McMahon approved at a cost NTE \$4,225*
- E) 10 Windsor Ct. – *roof to be removed and replaced in its entirety by 2/18; new application submitted and approved on 2/24*
- F) 2013 YE Taxes and Audit – *completed by Kirby and Forbes; YE reports to be mailed to homeowners by April 30*
- G) Dog park request – *Denied; 1/23 emailed owner of board decision – details emailed to the board on 10/10/13*

Tabled Business:

- NONE

New Business:

- A) Homeowner request for additional doggie mitt station. *A MOTION WAS MADE BY JEFF AND SECONDED BY JODY TO ADD AN ADDITIONAL DOGGIE*

MITT STATION BETWEEN THE POOL AND TENNIS COURTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

B) Violation Letters

- a. 21 Wood Ranch Circle: 3/24 letter regarding landscaping; 3/26 letter regarding wood chips on open space; 4/4 Management drive through to date, issues not addressed; 4/9 HO called, has addressed the issues in the letter and will submit an architectural application for the tree and landscape work.
- b. 20 Northview Ct.: 3/26 letter regarding condition of common area; 4/1 HO called, will have repairs completed and will forward pictures to office when done; 4/6 received email and photos of completed work.

C) Holiday lights. *Anticipate having sufficient lights to light the entire entry to Wood Ranch for the 2014 Holidays.*

D) Mailbox Architectural Application – 1003 Ashland Court. *Board indicated that a separate mailbox where there are currently two in tandem should be placed on the applicant's property and that this should be communicated to the Architectural Committee.*

E) Trees Overhanging Sidewalks. *Board will include information in the next newsletter regarding the City of Danville's ordinance to provide sufficient clearance for pedestrians.*

Information:

- NONE

7) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY JEFF TO ADJOURN THE REGULAR MEETING AT 8:15 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

