

**WOOD RANCH OWNERS ASSOCIATION  
REGULAR BOARD MEETING MINUTES  
April 11, 2016**

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on April 11, 2016 at the Wood Ranch Clubhouse. The meeting was called to order at 7:00 P.M. by President, Jody Blessum.

Board Members Present: President, Jody Blessum; Vice President, Kent Grubaugh; Treasurer, Liz Talley; and Director, Floria Hakimi

Board Members Absent: NONE

Management Present: Lindy Johnson and Mark Morgan

Others Present: NONE

2) MINUTES:

*A MOTION WAS MADE BY LIZ AND SECONDED BY KENT TO ACCEPT THE MINUTES OF THE ANNUAL AND REGULAR BOARD MEETINGS DATED JANUARY 14, 2016. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3) HOMEOWNERS COMMENTS:

- Charles Alder, 35 Panorama Court – Inquired about having trees trimmed which are blocking his view and a dead birch tree at 20 Panorama Court. *View are not protected within Wood Ranch and the trees are trimmed on a rotating cycle. Management will follow up with the owner by email. The birch tree will be evaluated on the next site inspection.*
- Jillian Dowler, 65 Chadbourne Dr. – Supported allowing basketball standards to be allowed year round.
- Mickey McCann, 8 Ashland Way – Complained about basketball standards in the street.

4) ARCHITECTURAL COMMITTEE REPORT

- Stephan Rubendall provided a summary of the Committee's activities during the first quarter: 33 applications were processed of which 9 were approved, 9 were conditionally approved, 3 were denied and 12 are currently under review.

- Proposed Architectural Guidelines

Homeowner Comments

- Jillian Dowler commented that it was unreasonable to require neighbor signatures on the architectural application.
- Chris Moreno stated that the requirements that artificial turf be lead free, manufactured in the USA and installed by a licensed contractor should be removed.

*A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO APPROVE SECTIONS 3.31 THROUGH 3.32B OF THE PROPOSED DRAFT GUIDELINES TO BE RENUMBERED AND REPLACE SECTION 2.9 OF THE EXISTING GUIDELINES WITH BOARD CONSIDERATION OF THE REMAINDER OF THE PROPOSED RULES AND OWNER COMMENTS RECEIVED AT THE NEXT BOARD MEETING.*

Discussion Items:

- Board may reconsider the requirements that artificial turf to be made in the USA and installed by a licensed contractor.
- A Board Executive Session will be held in May to consider the remainder of the guideline changes and the comments received.
- Revisions to the Proposed Guidelines should use tracked changes to show the difference between the version distributed for owner review in March and the new version.

5) FINANCIALS

- Delinquent Accounts:
  - #221-05

*A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO AUTHORIZE PROCEEDING WITH A TRUSTEE SALE GUARANTEE (TSG) IF THE OWNER HAS NOT RESPONDED BY APRIL 30<sup>TH</sup>.*

- March 31, 2016 Financials and Related Bank Statements

*A MOTION WAS MADE BY KENT AND SECONDED BY JODY STATING THE BOARD HAS REVIEWED THE MARCH 31, 2016 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

6) OLD/TABLED/NEW BUSINESS AND INFORMATION:

Old Business:

- 2016 Management Contract – *Approved by Board 1/14/16*
- CC&R Update – *Board motion to retain Berding and Weil to complete in conjunction with Northridge HOA in 2016; file sent to B&W along with first install pymt on 2/9/16*

New Tabled Business:

NONE

7) ADJOURNMENT:

*A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO ADJOURN THE REGULAR MEETING AT 8:45 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

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

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