

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
August 31, 2016**

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on August 31, 2016 at the Wood Ranch Clubhouse. The meeting was called to order at 7:01 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: Tim Morgan and Lindy Johnson

Others Present: NONE

2) MINUTES:

A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO ACCEPT THE MINUTES OF THE REGULAR BOARD MEETING DATED APRIL 11, 2016 AND THE EXECUTIVE BOARD MEETING DATED JUNE 2, 2016. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) HOMEOWNERS COMMENTS:

- Fredrick Feinberg, 379 Liverpool: wanted to bring up several concerns:
 - ✓ Recent changes in architecture of homes not in keeping with WR project
 - ✓ Arch Rules should be written to maintain original design of the community
 - ✓ Construction noise/notification of projects going on
 - ✓ Privacy with regard to owners being allowed to build second story decks

Responses:

1. *92 WR Circle – initial design approved; paint colors were denied/appealed/approved by the board. Arch standards evolve and market trends change; customizing may improve property values and have a positive impact on the association overall.*
2. *Arch Rules are being re-written currently in an effort to better serve the community.*
3. *Notification of ongoing projects association wide would not be feasible; hence the reason for notification of neighbors as part of the architectural process.*
4. *New application for deck – first application was denied; revised application does not have the deck.*

- Mickey McCann, 8 Ashland Way – wanted to bring up concerns of neighbors who:
 - ✓ Landscaping behind rear lots along Liverpool/who maintains this
 - ✓ Side yards not being maintained
 - ✓ Fruit trees that attract rodents
 - ✓ Dead trees need to be removed
 - ✓ Sidewalk clearance and repairs
 - ✓ Unused satellite dishes not removed from roofs
 - ✓ Allowing items/debris to accumulate on side of homes

Responses:

1. *Landscaping along Liverpool is NOT part of the WRHOA, it should be with the Town of Danville*
2. *Letters can be written to specific addresses and all items can be outlined in the next newsletter.*
3. *Sidewalk clearance and repairs has been in at least the last two newsletters. As public property jurisdiction is with the Town of Danville, not the HOA.*

4) COMMITTEE REPORTS:

Architectural Committee

- Stephan Rubendall provided a summary of the Committee’s activities since the April meeting: 55 applications were processed of which 21 approved, 20 conditionally approved, 7 denied and 7 currently under review.
- Committee would like to emphasize when submitting architectural applications to please allow 30 days for review. *This could be added to the architectural application.*
- Proposed Architectural Guidelines
Following comment period and board review, *A MOTION WAS MADE BY LIZ AND SECONDED BY KENT TO APPROVE THE REVISED ARCHITECTURAL GUIDELINES AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Community Events Committee:

- Social Director needed; current director resigned. *Board member Liz Talley will talk with some homeowners she knows and will put this out to the community in the newsletter.*

5) FINANCIALS

A MOTION WAS MADE BY LIZ AND SECONDED BY KENT STATING THE BOARD HAS REVIEWED THE JULY 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:

- Thank you – *Secretary, Jeff Schroeder*
- CC&R Update – *Update from B&W – 8/23 beginning work; requested tract map*

New Tabled Business:

- 2016 Annual Tree Trimming: *A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO APPROVE THE 2016 TREE TRIMMING PROGRAM AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*
- Aragon Proposal – entry median replace shrubs: *A MOTION WAS MADE BY LIZ AND SECONDED BY JODY TO APPROVE THE PROPOSAL SUBMITTED – MANAGEMENT WILL ENSURE THE TOTAL COST OF THE PROJECT IS LOWER THAN \$4,500.00. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*
- 2017 DRAFT Budget: *A MOTION WAS MADE BY LIZ AND SECONDED BY KENT TO RAISE QUARTERLY DUES TO \$245.00/LOT/QUARTER. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Discussion Points:

- The increase will preserve reserves as the board continues a conservative approach of future funding for repairs/replacement of the association's assets.
- 2017 DRAFT Reserve Study: *A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO APPROVE THE DRAFT RESERVE STUDY WITH CHANGES DISCUSSED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

Discussion Points/Changes:

- Line 11 Restrooms Refurbish – *confirm that this line item includes showers*
- Line 16 Metal Picket Paint @ Pool – *paint to 4 years out*
- Line 18 Metal Picket Replace @ Pool – *move to 10 years out*
- Line 65 V-Ditch Repairs – *increase to \$200,000 with 20 year life; 18 years remaining*
- ADD to 2018 study – *street sign replacement*
- *Inspect the metal fence at the pool; spot repairs if needed*
- Board Intent to Run: *2017 Jody-Yes; Floria-Yes*
- Vacant Board position: *Per the governing documents, the Board can fill the vacant position by appointment for the remainder of that position's term. The position's term expires in 2018. The Board will defer discussion until next board meeting.*
- Newsletter: items to include:
 - Solar article
 - Social Committee Chair Volunteer needed
 - HO landscape issues
 - Sidewalk maintenance and clearance

7) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY KENT TO ADJOURN THE REGULAR MEETING AT 9:26 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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