

**WOOD RANCH OWNERS ASSOCIATION  
REGULAR BOARD MEETING MINUTES  
May 20, 2019**

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on May 20, 2019, 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; Secretary, Sean Lee and Director, Peter Williams

Board Members Absent: Treasurer, Liz Talley

Management Present: Tim Morgan & Kelly Johnson

Others Present: NONE

2) ADOPTION OR MODIFICATION OF MINUTES:

*A MOTION WAS MADE BY KENT AND SECONDED BY SEAN TO ACCEPT THE MINUTES OF THE ANNUAL AND REGULAR BOARD MEETINGS DATED JANUARY 14, 2019. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3) HOMEOWNER COMMENTS:

- Judith Timmermans, 100 Creighton Way
  - Provided Board of Directors with photograph of coat hangers being used to uphold slats on party fence behind house. Homeowner received violation letter stating fence was in disrepair and needed to be replaced. Neighbor refuses to have fence repaired. Does this situation qualify under CC&Rs Section 2.9, Nuisance? *This issue does not qualify under CC&Rs section 2.9, Nuisance and is not an HOA matter, as it is a neighbor to neighbor dispute, requiring small claims court.*

4) FINANCIALS

*A MOTION WAS MADE BY KENT AND SECONDED BY PETER STATING THE BOARD HAS REVIEWED THE MARCH 31, 2019 FINANCIALS AND RELATED BANK STATEMENTS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

5) OLD BUSINESS

*NONE*

6) NEW BUSINESS

- Site Security – Wood Ranch Board is concerned about an unauthorized person using facilities and camping in the open space. The major concern is the safety of pets and children coming into contact with hypodermic needles and paraphernalia. Security was contracted for extra hours of service and no further reports or sightings have been made. Additional security has ceased. *Most important step in preventing further issues is homeowners being vigilant and taking immediate action should they notice anything unusual.*
- Camera Update Estimate – Security cameras were installed four years ago and given a useful life of 10 years on the reserve study. *PM&A, Inc. to reduce useful life to 3 years on the reserve study and get another bid for Board review.*
- Mulch Replacement Bid - Bid for replanting and remulching of Areas 1, 2 and 3 in Wood Ranch reviewed. *PM&A, Inc. to get a revised bid with following parameters: 5' border of mulch, deer resilient plants to be placed beyond 5' border and make adjustments to irrigation as needed.*  
*A MOTION WAS MADE BY KENT AND SECONDED BY PETER TO APPROVE THE REVISED PROPOSAL FOR REPLANTING AND REMULCHING OF AREAS 1, 2 & 3, SO LONG AS IT DOES NOT EXCEED \$12,000.00. \$9,200.00 FROM LANDSCAPE UPGRADES WITHIN THE BUDGET AND THE REMAINDER (\$2,800.00) FROM THE OPERATIONS FUNDS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*
- Clubhouse Estimates – Bid for replacement of Wood Ranch clubhouse doors, pony wall removal and replacement reviewed. *PM&A, Inc. to get 2 more bids for same doors to compare. Pony wall will be discussed at next meeting.*  
*A MOTION WAS MADE BY KENT AND SECONDED BY JODY TO APPROVE THE REPLACEMENT OF CLUBHOUSE DOORS, SO LONG AS THE COST DOES NOT EXCEED \$18,000.00.*
- Foot Injury Case – Suman Sharma and Rajnesh Bharadwaj presented case of daughter's foot injury that occurred at Wood Ranch pool on September 22, 2018. Shivani was at the Wood Ranch pool on September 22, 2018 when two girls were horseplaying on a single chair. The feet of the chair raised off the ground and came down on Shivani's foot between her last two toes. Her foot was cut and bleeding. The next day Shivani was taken to John Muir where she was given 4-5 stitches and a tetnus shot due to rusted chair. Suman and Rajnesh claim the injury was due to a faulty chair and requested reimbursement for urgent care, co-payments for doctor's visits, medical supplies and time taken off work. *Per BOD, injury was not caused by a faulty chair, but by horseplay of kids, as the chairs were designed for single occupancy and came down on child's foot.*

*A MOTION WAS MADE BY PETER AND SECONDED BY SEAN TO DECLINE REQUESTED REIMBURSEMENT OF MEDICAL BILLS, SUPPLIES AND TIME TAKEN OFF WORK. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- *CC&R Violations/Hearings - PM&A, Inc. is working to shorten timeline between violation letters and hearing notices to bring landscaping into compliance with the CC&Rs more quickly. Board will begin fining homeowner who do not maintain their property in accordance with the guidelines set in the CC&Rs.*

7) ADJOURNMENT:

*A MOTION WAS MADE BY JODY AND SECONDED BY PETER TO ADJOURN THE MEETING AT 8:42 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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