

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
January 11, 2021**

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on January 11, 2021, via Zoom (due to COVID-19 county restrictions). The meeting was called to order at 7:05 P.M. by President, Jody Blessum.

Board Members Present: President, Jody Blessum; Treasurer, Liz Talley; Secretary, Sean Lee and Director, Peter Williams

Board Members Absent: NONE

Management Present: Tim Morgan & Kelly Johnson

Others Present: NONE

2) APPOINTMENT OF BOARD MEMBER

A MOTION WAS MADE BY PETER AND SECONDED BY LIZ TO APPOINT JONATHON FEIT AS VICE PRESIDENT DUE TO KENT GRUBAUGH'S RESIGNATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) ADOPTION OR MODIFICATION OF MINUTES:

A MOTION WAS MADE BY LIZ AND SECONDED BY PETER TO ACCEPT THE MINUTES OF THE REGULAR MEETING MINUTES DATED SEPTEMBER 21, 2020. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4) FINANCIALS

- November 31, 2020 Financials and Bank Statements

A MOTION WAS MADE BY PETER AND SECONDED BY JODY STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF SEPTEMBER THROUGH NOVEMBER 2020:

- 1) Bank Reconciliations Operating Account*
- 2) Bank Reconciliations Reserve Account*
- 3) Review Bank Statements*
- 4) Actual To Budgeted Operating Revenues and Expenses*
- 5) Reviewed Actual Op Inc To Expenses Statement*
- 6) Review Actual Reserve Income and Expense Statement*
- 7) Review Operating and Reserve Income and Expenses Statement*
- 8) Review Operating and Reserve account General Ledger*
- 9) Review Delinquent Assessment Receivable Report*

MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR AND JONATHON ABSTAINING.

5) HOMEOWNER COMMENTS

6) SOCIAL COMMITTEE UPDATE (Community Events Committee)

- Kathleen Roberge resigned as the Social Committee Chair as of 11/23/2020. Terri Viegas will take over as the Social Committee Chair. *Per the Board, upon correspondence with Terri, please ask if she needs assistance with additional recruiting. If so, the Association can send a flyer to members with next statement to recruit those interested in assisting.*

7) ARCHITECTURAL COMMITTEE UPDATE

- Architectural Guideline Changes

A MOTION WAS MADE BY PETER AND SECONDED BY SEAN TO APPROVE THE UPDATED ARCHITECTURAL GUIDELINES SUBJECT TO CLARIFICATION OF 3.3.2B FROM SRVUSD FIRE DEPARTMENT WITH ADHEARANCE AROUND FIRE REDUCTION, AS IT RELATES TO MULCH. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

8) TABLED BUSINESS

9) NEW BUSINESS

10) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY PETER TO ADJOURN THE MEETING AT 8:40 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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