

**WOOD RANCH OWNERS ASSOCIATION  
2021 RECONVENED ANNUAL BOARD MEETING MINUTES**

May 3, 2021

1) CALL TO ORDER:

The 2021 Reconvened Annual Meeting of the Wood Ranch Board of Directors was held on May 3, 2021 via Zoom (due to COVID-19 county restrictions). The meeting was called to order at 7:04 P.M. by President, Jody Blessum.

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

Board Members Absent: NONE

Management Present: Tim Morgan and Kelly Johnson

Others Present: NONE

2) ESTABLISH A QUORUM:

The Reconvened Annual Meeting quorum requirement is representation from 25% of the 431 lot owners. Management had 142 proxies which was enough to meet the requirement of 108 proxies. As such, a quorum was established.

3) ELECTION

Quorum requirements for the reconvened annual meeting were met as stated above. This was an uncontested election.

*A MOTION WAS MADE BY JONATHON AND SECONDED BY LIZ STATING BOARD POSITIONS WILL REMAIN THE SAME AS NOTED BELOW. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

*PRESIDENT JODY BLESSUM  
VICE PRESIDENT JONATHON FEIT  
TREASURER LIZ TALLEY  
DIRECTOR PETER WILLIAMS  
SECRETARY SEAN LEE*

4) EXCESS OPERATING INCOME RESOLUTION

*WHEREAS THE WOOD RANCH HOMEOWNERS ASSOCIATION IS A NONPROFIT MUTUAL BENEFIT CORPORATION; AND WHEREAS THE CORPORATION SEEKS TO ACT IN ACCORDANCE WITH APPLICABLE IRS REVENUE RULINGS; RESOLVED, THAT ANY SURPLUS FUNDS REMAINING IN THE ASSOCIATION'S BUDGET AT THE END OF THE FISCAL YEAR SHALL BE APPLIED TO THE*

*FOLLOWING YEAR'S BUDGET AS PROVIDED FOR IN IRS REVENUE RULING 70-604. A MOTION WAS MADE BY SEAN AND SECONDED BY LIZ TO ROLL ANY EXCESS INCOME TO THE RESERVES ACCOUNT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

5) ADJOURNMENT

*A MOTION WAS MADE BY JODY AND SECONDED BY PETER TO ADJOURN THE RECONVENED ANNUAL MEETING AT 7:07 P.M. AND IMMEDIATELY RECONVENE THE REGULAR MEETING. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

THE UNDERSIGNED APPROVES THE ABOVE MINUTES FROM THE RECONVENED ANNUAL BOARD MEETING.

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