

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
May 3, 2021**

1) CALL TO ORDER:

The Regular 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 7:07 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 & Kelly Johnson

Others Present: NONE

2) ADOPTION OR MODIFICATION OF MINUTES:

A MOTION WAS MADE BY JODY AND SECONDED BY PETER TO ACCEPT THE MINUTES OF THE ANNUAL MEETING MINUTES DATED JANUARY 11, 2021. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

A MOTION WAS MADE BY JODY AND SECONDED BY PETER TO ACCEPT THE MINUTES OF THE REGULAR MEETING MINUTES DATED JANUARY 11, 2021. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) FINANCIALS

- March 31, 2020 Financials and Bank Statements

A MOTION WAS MADE BY PETER AND SECONDED BY SEAN STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF DECEMBER 2020 THROUGH MARCH 2021:

- 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.

4) HOMEOWNER COMMENTS

• Several homeowners inquired about the pool being opened by reservation only and suggested there be open swim with volunteer monitors in place on Friday (2-8p.m.) Saturdays (11 a.m.-8 p.m.) and Sundays (11 a.m.-8 p.m.). They suggested having several volunteer pool coordinators who would be responsible for the scheduling of pool monitors for several hour shifts, to allow more members access of the pool and spa. *The decision to utilize a reservation system rather than hire monitors was not based upon cost, but due to the following factors: reliability of pool monitor staff, pool monitor harassment from owners and teenagers not wanting to follow the County's rules, frequent no shows or change of plans leaving pool unattended, the manager from PM&A previously hiring, training, scheduling, and supervising monitors did not sign up again after last year's experience, employees hired were 16-21 years old and some incidences occurred that cannot happen in an HOA setting, liability concerns, in addition to consideration that these guidelines may be temporarily in place, as the state is supposed to reopen June 15th and it would not be practical to hire help and let them go after a few weeks when they could obtain work for the summer elsewhere.*

A MOTION WAS MADE BY JONATHON AND SECONDED BY JODY FOR SPECIFIED MEMBERS TO CREATE A MONITORING SYSTEM TO ALLOW OPEN SWIM ON FRIDAYS, SATURDAYS, AND SUNDAYS. THE SYSTEM WOULD REQUIRE 2 POOL COORDINATORS BE IN PLACE WHO WOULD BE RESPONSIBLE FOR THE SCHEDULING OF MONITORS (1 MONITOR AND 1 ALTERNATE) FOR EACH ALLOTTED SHIFT AND AN OVERLAP OF 15 MINUTES PER SHIFT, TO ENSURE A MONITOR IS ON SITE FOR ALL HOURS THE POOL IS OPEN. IF THE SCHEDULED MONITOR OR ALTERNATE DOES NOT SHOW FOR THEIR SHIFT, THE POOL COORDINATOR WOULD NEED TO FILL THE UNCOVERED SHIFT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

5) SOCIAL COMMITTEE UPDATE (Community Events Committee)

• Effective 11/23/2020, Terri Viegas took over as the Social Committee Chair. Since, Terri, has resigned and there is no Social Committee in place. The Social Committee account will be closed and funds will be relinquished to PM&A to deposit into the Association's operating account.

6) ARCHITECTURAL COMMITTEE UPDATE

A MOTION WAS MADE BY PETER AND SECONDED BY JONATHON TO APPROVE THE REVISION OF WOOD RANCH'S ARCHITECTURAL APPLICATION, REDUCING THE NUMBER OF NEIGHBOR SIGNATURES NEEDED FROM THREE TO TWO. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

7) TABLED BUSINESS

8) NEW BUSINESS

- TREE TAGGING/TRIMMING BID – ARBORWELL

A MOTION WAS MADE BY PETER AND SECONDED BY SEAN TO APPROVE THE PROPOSAL FROM ARBORWELL DATED MARCH 21, 2021 FOR THE 2021 ANNUAL TREE WORK ACCORDING TOT THE TREE TAGGING PROGRAM IN THE AMOUNT OF \$15,703.40. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

9) OLD BUSINESS

10) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY PETER TO ADJOURN THE MEETING AT 9:07 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

