

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD MEETING MINUTES
October 4, 2021**

1) CALL TO ORDER:

The Regular Meeting of the Wood Ranch Board of Directors was held on October 4, 2021, via Zoom. The meeting was called to order at 7:02 P.M. by President, Jody Blessum.

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

Board Members Absent: Director, Peter Williams

Management Present: Tim Morgan, Anita Aragon & Crystal Barragan

Others Present: NONE

2) ADOPTION OR MODIFICATION OF MINUTES:

A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO ACCEPT THE MINUTES OF THE RECONVENED ANNUAL MEETING MINUTES DATED MAY 3, 2021. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO ACCEPT THE MINUTES OF THE REGULAR MEETING MINUTES DATED MAY 3, 2021. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

3) FINANCIALS

- August 31, 2021 Financials and Bank Statements

A MOTION WAS MADE BY SEAN AND SECONDED BY LIZ STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF MAY 31, 2021 THROUGH AUGUST 31, 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

• Terri Brooks, 105 Cimarron Court - Several homeowners inquired about the pool being opened year-round or at least extended through end of October. *The pool is open year-round, but it is heated from May 1st through October 1st. This year it is already slated to close October 31st. Pool usage is dramatically reduced when outside temperatures drop. It is an enormous financial responsibility for the HOA to keep it heated, in the neighborhood of \$9,000 for gas, electricity, chemicals, janitorial, etc. It also will put additional wear and tear on the heaters possibly causing us to replace them every two years.*

A MOTION WAS MADE BY LIZ AND SECONDED BY SEAN TO OPEN THE POOL BY APRIL 15 IN 2022 AND CLOSE IT ON OCTOBER 31ST. THIS IS A TEST FOR ONE YEAR. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

5) SOCIAL COMMITTEE UPDATE (Community Events Committee)

• Terri and Katerina stepped up to Co-Chair the committee and they have 6-8 other ladies who are willing to assist them.

• The committee is holding a Halloween Décor Contest this October.

A MOTION WAS MADE BY JONATHAN AND SECONDED BY JODY TO APPOINT TERRI VIEGAS AND KATERINA MCCORMAC AS CO-CHAIR FOR THE COMMUNITY EVENTS COMMITTEE. THE COMMITTEE IS TO RETURN ALL UNSPENT FUNDS TO THE HOA TO START AFRESH. MOVING FORWARD THE COMMITTEE WILL BE REIMBURSED FOR APPROVED RECEIPTS, UP TO \$2500.00 PER YEAR AND THE REIMBURSEMENT WILL BE PROCESSED WITHIN FIVE (5) BUSINESS DAYS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

6) ARCHITECTURAL COMMITTEE UPDATE

• Solar – the committee will investigate streamlining the application for solar installation

7) TABLED BUSINESS

8) NEW BUSINESS

• 2021 Financial Review and Tax Returns

A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO APPROVE THE PROPOSAL FROM LEVY, ERLANGER & COMPANY LLP IN THE AMOUNT OF \$2995 FOR THE AUDIT AND \$425 FOR THE 2021 TAX PREPARATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

• 2022 Reserve Study Update

A MOTION WAS MADE BY LIZ AND SECONDED BY SEAN TO APPROVE THE RESERVE STUDY AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2022 Budget

A MOTION WAS MADE BY LIZ AND SECONDED BY SEAN TO APPROVE THE BUDGET AS SUBMITTED INCREASING IT FROM \$280 PER QUARTER TO \$300 PER QUARTER. THIS IS TO INCREASE THE TRANSFERS TO RESERVE AND MAKE THE ADJUSTMENTS FOR THE INCREASE COST OF UTILITIES AND LANDSCAPING EXPENSES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Pickle Ball court – A few homeowners approached the Board about converting one of the Tennis Courts into a pickle ball court. The Board listened and discussed it as per the request but will not be acting on this since the Board is working on raising the funding level of the reserves at this time. In addition the tennis courts are heavily used and homeowners enjoy having two tennis courts.

- Aragon Service Agreement

A MOTION WAS MADE BY JONATHAN AND SECONDED BY JODY TO ADD A VERBAGE IN THE SERVICE AGREEMENT TO FINE IF ARAGON FAILS TO GET BACK/RESPOND/CALL BACK WITHIN 24 HOURS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

9) OLD BUSINESS

- Account #516-05 Reduction of fines request

A MOTION WAS MADE BY SEAN AND SECONDED BY JONATHON TO REDUCE THE FINES DOWN TO \$2500 PROVIDED THE FRONT YARD LANDSCAPING BE MAINTAINED FOR A YEAR. FAILURE TO MAINTAIN IN FOR A YEAR WILL RESULT IN ADDITIONAL \$1500 TO THE FINES. MOTION CARRIED WITH LIZ OPPOSING THE MOTION.

- Jonathan would like to establish a framework that can be used over time for implication on infractions going forward.

10) ADJOURNMENT:

A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO ADJOURN THE MEETING AT 9:58 P.M. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

Approved at a subsequent meeting 1/17/22 by the B.O.D.