

**WOOD RANCH HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
September 13, 2022 at 7:00 PM
Location: Wood Ranch Clubhouse**

REGULAR MEETING AGENDA

1. CALL TO ORDER
2. ADOPTION OR MODIFICATION OF MINUTES
 - Regular Meeting Minutes – January 17, 2022
 - Annual Meeting Minutes – August 15, 2022
 - Executive Meeting Minutes August 15, 2022
3. FINANCIALS
 - July 31, 2022 Financials and Related Bank Statements
 - Standard Motion for Collection: *All owners with delinquent assessment balances that are 181 days delinquent on the Delinquent Accounts Report are to be sent to collection in accordance with the timelines of the collection policy, including but not limited to recording a lien against the property.*
4. HOMEOWNER COMMENTS
5. SOCIAL COMMITTEE UPDATE (Community Events Committee)
 - Wood Ranch Entrance Decor
6. ARCHITECTURAL COMMITTEE UPDATE
7. OLD BUSINESS
 - Tree Discussion update from Arborwell on making sure that numerical tags match the database
8. NEW BUSINESS
 - Pool Arbor Repairs and Paint Proposal – see Northridge for comparison – pages 25-28
 - 2022 Financial Review and Tax Returns – pages 29-32
 - 2023 Reserve Study Update – pages 33-54
 - 2023 Budget – pages 55-56
 - Clubhouse Foundation Repair Bids – pages 57-80
 - Disaster Risk Reduction Discussion – pages 81-82
9. ADJOURNMENT