

**WOOD RANCH HOMEOWNERS ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
January 30, 2023 at 7:00 PM Via Zoom**

1. CALL TO ORDER

The Regular Meeting of the Wood Ranch Board of Directors was held by Zoom on January 30, 2023. The meeting was called to order at 7:01 PM. by President, Jody Blessum

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

Board Members Absent: None

Management Present: Tim Morgan, Crystal Barragan, Anita Aragon &  
Cris Aragon

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Reconvened Annual Meeting Minutes – September 13, 2022
- Regular Meeting Minutes - September 13, 2022

*A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO ACCEPT THE MEETING MINUTES FROM THE ABOVE DATES AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3. FINANCIALS

- December 31, 2022 Financials and Related Bank Statements

*A MOTION WAS MADE BY LIZ 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 SEPTEMBER 2022 THROUGH DECEMBER 2022.*

- 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.*

DISCUSSION:

- At a future meeting we will discuss multiple bids in the future for projects over \$5k.

4. HOMEOWNER COMMENTS

None

5. SOCIAL COMMITTEE UPDATE (Community Events Committee)

None

- Board would much rather have the committee focus on activities and forego the decorations going forward.

6. ARCHITECTURAL COMMITTEE UPDATE

7. OLD BUSINESS

- Clubhouse Foundation – Nothing to update at this time.

8. TABLED BUSINESS

- Pool Arbor Repairs and Paint Proposal -This proposal was evaluated in conjunction with a Varsity Painting Proposal.

*A MOTION WAS MADE BY PETER AND SECONDED BY JODY TO AWARD THE POOL ARBOR REPAIRS PROPOSAL DATED MARCH 15, 2022 WITH A PRICE RANGE OF \$22,800.00 TO \$26,000.00 AND PAINT PROJECT PRICE OF 22, 920.00 PLUS PAINT AND MATERIALS FOR IRON FENCE TO MCMAHON. MOTION PASSED WITH MAJORITY AGREED WITH SEAN LEE OPPOSED.*

- Tree Discussion update from Arborwell on making sure that numerical tags match the database -Reevaluate in January 2023.
- Disaster Risk Reduction -Update provided by Peter and the Architectural Committee – Best solutions and recommendations are being studied; updates will be shared once the committee’s collaboration’s is completed.

9. NEW BUSINESS

- Hearing for Account #397-05 -Homeowner will be sent notice of decision.

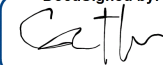
*A MOTION WAS MADE BY SEAN AND SECONDED BY PETER TO IMPOSE A FINE OF \$50.00 A DAY IF THE HOMEOWNER DOES NOT REMOVE THE INOPERABLE VEHICLE FROM THE DRIVEWAY WITHIN 7 DAYS FROM THE DATE OF THE DECISION LETTER. FINES WILL CONTINUE IF INOPERABLE VEHICLES ARE OBSERVED TO BE PARKED IN THE FUTURE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

- House Floodings -PM&A provided Board with an update and will continue to update.
- Christmas decorations at entrance -Board has decided to discontinue decorations at the entrance.
- Holiday Lights Cost – Homeowners will be surveyed on whether they would like to continue the holiday lights at the entrance.

10. ADJOURNMENT

*A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO ADJOURN THE REGULAR MEETING AT 8:52 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

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

DocuSigned by:  
  
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5/9/2023

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SEAN LEE - SECRETARY