

**WOOD RANCH HOMEOWNERS ASSOCIATION
RECONVENED ANNUAL & REGULAR BOARD OF DIRECTORS MEETING
January 8, 2024 at 7:00 PM
Wood Ranch Clubhouse**

RECONVENED ANNUAL MEETING AGENDA

1. CALL TO ORDER

2. ESTABLISH A QUORUM
 - Appoint an Inspector of Election

3. ELECTION
 - Counting of Proxies
 - Election Results
 - Officer Positions

4. YEAR END EXCESS OPERATING INCOME RESOLUTION
 - Adopt a resolution regarding 2024 excess operating income

5. ADJOURNMENT

REGULAR MEETING AGENDA

1. CALL TO ORDER

2. ADOPTION OR MODIFICATION OF MINUTES
 - Annual Meeting Minutes – September 11, 2023
 - Regular Meeting Minutes - September 11, 2023

3. FINANCIALS
 - November 31, 2023 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)

6. ARCHITECTURAL COMMITTEE UPDATE –

- Hyperlink from Kelly Moore for color pallet with consolidated color families -Revised document on WR Website.
- Fillable Architectural Application Form -Revised document on WR Website.
- Gutter Guards – Can we require new roof applications to add this for fire prevention.
- Fire Risk Recommendations

7. OLD BUSINESS

- Holiday Light updated bid from Holiday Pros
- Email Consent Forms – received 144 out of 431 (33.41%)
- Account Receivable Payment Options
- Replacement of the rusted play place parts

8. TABLED BUSINESS

- None

9. NEW BUSINESS

- Management recap of past year
- Financial Reporting

10. ADJOURNMENT