

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

1) CALL TO ORDER

The 2024 Reconvened Annual Meeting of the Wood Ranch Board of Directors was held at the Wood Ranch Clubhouse on January 8, 2024. The meeting was called to order at 7:05 P.M. by President, Jody Blessum.

Board Members Present: President, Jody Blessum; Treasurer, Liz Talley  
Secretary, Sean Lee

Board Members Absent: Vice President, Michael Pignati

Management Present: Tim Morgan, Anita Aragon and Crystal Barragan

Others Present: None

2) ESTABLISH A QUORUM

The Reconvened Annual Meeting quorum requirement is representation from 25% of the 431 lot owners. Management received 150 proxies which was enough to meet the requirement of 108 proxies. As such, a quorum was established.

*MOTION WAS MADE BY SEAN AND SECONDED BY JODY TO APPOINT NATE MCCORMACK AS THE INSPECTOR OF ELECTIONS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3) ELECTION

This was a contested election. There were 3 candidates running for two open Board positions.

Jody Blessum with 136 votes was re-elected. Juliana Ford with 62 votes was elected. Amir Emadzadeh with 60 votes was not elected.

*A MOTION WAS MADE BY SEAN AND SECONDED BY JODY TO AFFIRM BOARD POSITIONS BE AS FOLLOWS. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

PRESIDENT: JODY BLESSUM  
VICE- PRESIDENT: MICHAEL PIGNATI  
DIRECTOR: JULIANA FORD  
TREASURER: LIZ TALLEY  
SECRETARY: SEAN LEE

4) YEAR END EXCESS OPERATING INCOME RESOLUTION

*A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO ROLL OVER ANY YEAR END 2024 EXCESS OPERATING INCOME TO RESERVES. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

5) ADJOURNMENT

*A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO ADJOURN THE RECONVENED ANNUAL MEETING AT 7:50 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

THE UNDERSIGNED APPROVES THE ABOVE MINUTES FROM THE RECONVENED ANNUAL BOARD MEETING.

Signed by:



9/13/2024

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Secretary, Sean Lee