

**WOOD RANCH HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING**

January 8, 2024 at 7:00 PM

Location: Wood Ranch Clubhouse

1. CALL TO ORDER

The Regular 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 7:50 PM. by President, Jody Blessum.

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

Board Members Absent: Vice President, Michael Pignati; Director, Juliana Ford

Management Present: Tim Morgan, Anita Aragon and Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Annual Meeting Minutes – September 11, 2023
- Regular Meeting Minutes - September 11, 2023

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

3. FINANCIALS

- November 31, 2023 Financials

A MOTION WAS MADE BY SEAN AND SECONDED BY JODY STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF AUGUST 2023 THROUGH NOVEMBER 2023.

- 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 POINTS:

The goal is to have \$500K in reserves by the end of 2024.

Further discussion at the next meeting regarding pickle ball court conversions.

4. HOMEOWNER COMMENTS

- Reported increased after-hours activities at Spa and Pool during the holidays, path forward is to contact police department as needed and evaluate at next board meeting if security during the holiday period and spring break is required. *A MOTION WAS MADE BY LIZ AND SECONDED BY SEAN TO HAVE ADDITIONAL SECURITY DURING THE INDICATED TIME PERIOD, AFTER FURTHER DISCUSSIONS THE MOTION WAS WITHDRAWN, UNTIL FURTHER DISCOVERY AND EVALUATION IF SECURITY IS REQUIRED DURING THE ADDITIONAL TIME PERIOD.*
- Management of social media with commentaries, path forward direct to Wood Ranch website and to Property Management.

5. SOCIAL COMMITTEE UPDATE (Community Events Committee)

- Social Committee Member, Katerina McCormack provided an update with recap of events in 2023 and the events planned for 2024 meeting budget. Board member Liz will assist with delivery of gift cards to WR homeowners.

6. ARCHITECTURAL COMMITTEE UPDATE –

- Architectural Committee Member, Brian Dulac provided an update with recap of suggested revisions to the architectural guidelines and will follow up with hyperlinks for table of contents.
- Hyperlink from Kelly Moore for color pallet with consolidated color families -Revised document on WR Website and next steps are to confirm color pallet colors are correct and edit with revised names as necessary.
- Fillable Architectural Application Form -Revised document on WR Website. Updated provided and we will continue to use the current process flow, due to software requirements.
- Gutter Guards –Can be recommended.
- Fire Risk Recommendations -Add recommendations provided by the fire department, summarize and post on website.

7. OLD BUSINESS

- Holiday Light updated bid from Holiday Pros in the amount of \$25,838.30 -Bid proposal in the amount of reviewed with Board, and we will continue to use McMahan.
- Email Consent Forms – received 144 out of 431 (33.41%) -Update provided to Board members.
- Account Receivable Payment Options -Updated the Board members with applicable fees to association and to homeowners were provided to Board. Tabled until next meeting. Meanwhile Board members will evaluate interest of homeowners and determine if survey is necessary and next steps.
- Replacement of the rusted play place parts – This has been completed.

8. TABLED BUSINESS

- None

9. NEW BUSINESS

- Management recap of past year - Update provided to Board members.
- Financial Reporting - Financials update, new amended law under section 5501 allows management companies to provide monthly reporting to two board members. Board will still receive.

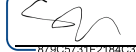
10. ADJOURNMENT

A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO ADJOURN THE REGULAR MEETING AT 9:42 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

9/13/2024

Signed by:



Secretary, Sean Lee