

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
Monday, August 26, 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 August 26, 2024. The meeting was called to order at 7:01 PM. by President, Jody Blessum.

Board Members Present: President, Jody Blessum; Treasurer, Liz Talley; Secretary, Sean Lee; Vice President, Michael Pignati; Director, Juliana Ford

Board Members Absent: None

Management Present: Tim Morgan and Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Reconvened Annual Meeting Minutes – January 8, 2024
- Regular Meeting Minutes – January 8, 2024
- Executive Meeting Minutes – February 7, 2024

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

3. FINANCIALS

- July 31, 2024 Financials and Related Bank Statements

A MOTION WAS MADE BY SEAN AND SECONDED BY LIZ STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD OF NOVEMBER 2023 THROUGH JULY 2024. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 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*

DISCUSSION POINTS:

- Reserves Signers - Motion required to add new signers to reserve account.
- Account #231-05

A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO FILE A LIEN ON ACCOUNT 231-05. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4. HOMEOWNER COMMENTS

- None

5. SOCIAL COMMITTEE UPDATE (Community Events Committee)

- Chair Committee Member -Provided an update of the upcoming events: Labor Day, Truck or Treat and Holiday gift cards for best decorative homes, all events within allocated budget.

6. ARCHITECTURAL COMMITTEE UPDATE

- Activity from January thru July

7. OLD BUSINESS

- None

8. NEW BUSINESS

- 2024 Financial Audit and Tax Returns

A MOTION WAS MADE BY SEAN AND SECONDED BY MIKE TO APPROVE THE PROPOSAL FROM LEVY, ERLANGER & COMPANY LLP IN THE AMOUNT OF \$3695 FOR THE AUDIT AND THE 2024 TAX PREPARATION. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- 2025 Reserve Study Update

A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO APPROVE THE RESERVE STUDY AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

DISCUSSION POINTS:

Revise Tree Trimming to 22K.

For 2025 Holiday lights increase by \$4,000.00 per year for the vendor transition up to \$25,000.00.

- 2025 Budget

A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO APPROVE THE BUDGET AS SUBMITTED WITH NO INCREASE IN ASSESSMENT FOR 2025. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Tree Trimming Budget

A MOTION WAS MADE BY MIKE AND SECONDED BY LIZ TO APPROVE THE TREE TRIMMING FOR UP TO 22K AND GET A 3RD BID FROM ARBOR MD. REVIEW BIDS BY EMAIL AND MOVE FORWARD WITH SKYLINE OR ARBOR MD. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

DISCUSSION POINTS:

- All Trees to be included in the 2024 Tree Trimming and special attention yearly to the trees by the entrance, by the clubhouse and median.
- Corporate Transparency Act -Reviewed with Board for possible upcoming changes.
- Intent to Run – Micheal, Liz, Sean - Micheal, Liz confirmed to re-run.

DISCUSSION POINTS:

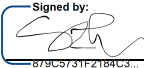
- No Power washing on weekends.
- Camino Tassajara/ Meridian/Liverpool -Confirm if trees are maintained by HOA.
- Reminder -Pool Rules upon re-opening next year, pool closing this year Oct 15, 2024.
- Pool and Tennis Court Trespassing by Non-Wood Ranch Homeowners - Explore options to implement a more effective entry, new lock, keys or a key entry system.
- Edit Clubhouse Agreement – Only 4 guests allowed to use the pool and fine will be \$1000 for violation.
- Tennis Court -Elevate options for a net that is adjustable.
- Homeowner account 394-05 attend to request a relief of fines applied to account for yard non-compliance, hearing was scheduled for February 7, 2024 and homeowner did not appear to the Zoom hearing and was not responsive to all the violation letters, hearing notice and responded to the hearing decision and the property become in compliance with CC&RS May 2024. Fines were applied from February -May in the amount of \$5700.

MOTION WAS MADE BY LIZ AND SECONDED BY JODY TO REDUCE THE FINES TO \$1000.00, PROPERTY IS TO BE IN COMPLIANCE FOR 12 MONTHS IF NOT THE FINES WILL REVERT BACK TO \$5700.00. NO FURTHER AMNESTY OF YOUR LOT WILL BE AWARDED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.
(Homeowner will receive notice of motion).

9. ADJOURNMENT

A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO ADJOURN THE REGULAR MEETING AT 9:38 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

Signed by:


1/9/2025

Secretary, Sean Lee