

**WOOD RANCH OWNERS ASSOCIATION  
REGULAR BOARD OF DIRECTORS MEETING  
Monday, January 6, 2025 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 6, 2025. The meeting was called to order at 7:02 PM. by President, Jody Blessum.

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

Board Members Absent: Director, Julianna Ford

Management Present: Tim Morgan and Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Regular Meeting Minutes – August 26, 2024

*A MOTION WAS MADE BY SEAN AND SECONDED BY LIZ TO ACCEPT THE MEETING MINUTES FROM AUGUST 26, 2024 AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

3. FINANCIALS

- November 30, 2024 Financials and Related Bank Statements

*A MOTION WAS MADE BY JODY 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 AUGUST 2024 THROUGH NOVEMBER 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 (No Board action at this meeting).
- Account #231-05 – Still no payments  
*(Updated Board that lien has been filed with UTS).*
- Account #134-05 LTR \$1310
- Account #322-05 – current
- Account 394-05 – Still no payment -Account was reviewed and discussed, homeowner has 45 days to make payment of \$1000.00 or the amount will revert to the full amount of \$5700.00. *(Homeowner will receive notice).*

4. HOMEOWNER COMMENTS

- Feedback Management to ensure accurate dates.
- Feedback on Tennis Court repairs and the desire of additional pickle ball conversation, we will survey the community. *(We have requested vendor to replace the tennis nets).*
- Feedback on higher rates for the reserve account with Citi Bank, Management will look into higher area rate account.

5. SOCIAL COMMITTEE UPDATE (Community Events Committee)

*(No updates provided at this meeting).*

6. ARCHITECTURAL COMMITTEE UPDATE

- Activity from August thru December -Updated provided with Arch Committee to replace the Kelly Moore paint list.

7. OLD BUSINESS

- Clubhouse Agreement Revised – only 4 guests are allowed to use the pool – fine of \$1000 for violation.
- Annual Tree Trimming completed November 2024 - All Trees to be included in the 2024 Tree Trimming proposal and special attention yearly to the trees by the entrance, by the clubhouse and median.

8. NEW BUSINESS

- Tennis Court Net proposal - \$6,140.00 - Tabled
- Butterfly keypad card readers proposal in the amount of \$22,404.37 -Tabled
- Rekey all locks – proposal \$6,583.33 -Tabled

DISCUSSION POINTS:

- Survey -Tennis Courts to be mailed to homeowners.

- Flock Cameras -Post information on Website
- Get additional 1-2 bids for the fob entry system.
- Invite The Flying Locksmiths to the next meeting for Demo.
- Email Consent Form -Mailed with Financials.

9. ADJOURNMENT

*A MOTION WAS MADE BY JODY AND SECONDED BY SEAN TO ADJOURN THE REGULAR MEETING AT 8:25PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

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

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Secretary, Sean Lee

DRAFT