

**WOOD RANCH HOMEOWNERS ASSOCIATION
RECONVENED ANNUAL & REGULAR BOARD OF DIRECTORS MEETING
April 15, 2025 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 2025 excess operating income.
5. ADJOURNMENT

REGULAR MEETING AGENDA

1. CALL TO ORDER
2. ADOPTION OR MODIFICATION OF MINUTES
 - Annual Meeting Minutes -January 6, 2025
 - Regular Meeting Minutes – January 6, 2025
3. FINANCIALS
 - February 28, 2025 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

- Activity from January 2025 through March 2025

7. OLD BUSINESS

- Tennis Court Nets -Replaced
- Lights by Clubhouse -Repaired
- Tennis Court Gate Lock - Repaired
- Flock Camera on Liverpool - Repair underway awaiting PG&E
- Account #394-05 -Fine paid
- Flourish Cash Institutional - Account Set Up

8. TABLED BUSINESS

- None

9. NEW BUSINESS

- Tennis Court Survey – Results
- Butterfly keypad card reader -Proposal
- Bay Alarm keypad card reader -Proposal
- Rekey all locks -Proposal
- 2024 Financial Audit Report

10. ADJOURNMENT