

**WOOD RANCH HOMEOWNERS ASSOCIATION  
RECONVENED ANNUAL OF DIRECTORS MEETING  
April 15, 2025 at 7:00 PM  
Wood Ranch Clubhouse**

1. CALL TO ORDER

The Reconvened Annual Meeting of the Wood Ranch Board of Directors was held at the Wood Ranch Clubhouse on April 15, 2025. The meeting was called to order at 7:03 P.M. by President, Jody Blessum.

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

Board Members Absent: None

Management Present: Tim Morgan, Anita Aragon and Crystal Barragan

Others Present: None

2. ESTABLISH A QUORUM

The Reconvened Annual Meeting quorum requirement is representation of 20% of the 431 lot owners. Management received 146 proxies, which was enough to meet the requirement of 86 proxies. As such, a quorum was established.

- Appoint an Inspector of Election

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

3. ELECTION

This was a contested election. There were 4 (four) candidates running for 3 (three) open Board positions.

Michael Pignati with 139 votes was re-elected. Liz Talley with 129 votes was re-elected. Tim McGuire with 72 votes was elected. Stella Liu with 37 votes was not elected. There were 11 No Votes, 5 Invalid Ballots and 2 Returned Ballots.

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

PRESIDENT:	JODY BLESSUM
VICE- PRESIDENT:	MICHAEL PIGNATI
DIRECTOR:	JULIANNA FORD
TREASURER:	LIZ TALLEY
SECRETARY:	TIM MCGUIRE

4. YEAR END EXCESS OPERATING INCOME RESOLUTION

- Adopt a resolution regarding 2025 excess operating income.

*A MOTION WAS MADE BY LIZ AND SECONDED BY JODY TO ROLL OVER ANY YEAR END 2025 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 LIZ TO ADJOURN THE RECONVENED ANNUAL MEETING AT 7:42 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.*

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

DocuSigned by:

*Liz Talley*

9/10/2025

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Treasurer, Liz Talley