

**WOOD RANCH HOMEOWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
April 15, 2025, at 7:00 PM
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 April 15, 2025. The meeting was called to order at 7:43 P.M. by President, Jody Blessum.

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

Board Members Absent: Tim McGuire, Secretary

Management Present: Tim Morgan, Anita Aragon and Crystal Barragan

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES

- Annual Meeting Minutes -January 6, 2025
- Regular Meeting Minutes – January 6, 2025

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

3. FINANCIALS

- February 28, 2025 Financials and Related Bank Statements

A MOTION WAS MADE BY MICHAEL 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 DECEMBER 2024 THROUGH FEBUARY 2025.

- 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.

4. HOMEOWNER COMMENTS

- **Pool Guest Limit Inquiry** – A request to increase the current guest limit of 4 was reviewed. The limit will remain at 4 guests per household.
- **Pickleball Noise Abatement** – This topic will be revisited at a later date.
- **Pickleball Noise Concern** – A comment was received expressing concern that pickleball-related noise could decrease home values by 15% to 30%.
- **Tennis Court Player** -A comment was received not in favor of the net proposed.

5. SOCIAL COMMITTEE UPDATE (Community Events Committee)

- None

6. ARCHITECTURAL COMMITTEE UPDATE

Activity from January 2025 through March 2025

- The Arch committee member provided an update on the community activity and commented on a property address regarding the artificial turf being installed improperly and we will ask the owner to have the installation vendor correct.
- The Arch committee will be working on revising the paint pallet to replace Kelly Moore.

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 (Include prorated annual fee in claim).
- Account #394-05 -Fine paid
- Flourish Cash Institutional - Account Set Up

8. TABLED BUSINESS

- None

9. NEW BUSINESS

- Tennis Court Survey – Reviewed the Survey Results

A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO KEEP THE TENNIS COURTS AS CURRENTLY INSTALLED (TENNIS AND PICKELBALL BOTH COURTS). THE SURVEY RESULTS WERE 140 IN FAVOR AND 88 WERE OPPOSED. THE BOARD REVIEWED ALL WRITTEN FEEDBACK FROM THE OWNERS IN ADDITION TO FEEDBACK FROM OWNERS WHO LIVE IN CLOSE PROXIMITY TO THE TENNIS COURTS. THE OWNERS WHO LIVE IN CLOSE PROXIMITY RAISED THEIR CONCERN ABOUT THE INCREASED LEVEL OF NOISE. THE BOARD REVIEWED A LETTER FROM LEGAL COUNSEL REPRESENTING AN OWNER. GIVEN THE STRONG OPPOSITION FROM THOSE OWNERS MOST AFFECTED, THE BOARD FELT THAT IT WOULD BE UNREASONABLE TO CREATE AN ATTRACTIVE NUISANCE REGARDING SOUND. THERE IS PRECEDENT FOR THIS NOISE CREATION IN THE HISTORY OF THE ASSOCIATION WHEN A BASKETBALL COURT WAS INSTALLED ON ASSOCIATION COMMON AREA AND LATER DEEMED AN ATTRACTIVE NUISANCE BY A JUDGE IN CONTRA COSTA COUNTY. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Butterfly keypad card reader -Proposal -The project will require a lot of conduit work. Will be revisited at a later date with demo from vendor
- Bay Alarm keypad card reader -Proposal - Will be revisited at a later date
- Rekey all locks -Proposal - Will be revisited at a later date
- 2024 Financial Audit Report -Reviewed with the Board

DISCUSSION:

- Tennis Net Proposal

A MOTION WAS MADE BY MICHAEL AND SECONDED BY LIZ TO APPROVE THE TENNIS NET PROPOSAL DATED SEPTEMBER 24, 2024 IN THE AMOUNT OF \$6140.00. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR. We will ask the vendor regarding noise abatement available.

10. ADJOURNMENT

A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO ADJOURN THE REGULAR MEETING AT 8:52PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

DocuSigned by:

2784C98D7F3A048D
9/10/2025

Treasurer, Liz Talley