

**WOOD RANCH OWNERS ASSOCIATION
REGULAR BOARD OF DIRECTORS MEETING
Monday, February 2, 2026 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 February 2, 2026. The meeting was called to order at 7:02 PM. by President, Jody Blessum.

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

Board Members Absent: None

Management Present: Tim Morgan and Anita Aragon

Others Present: None

2. ADOPTION OR MODIFICATION OF MINUTES.

- Regular Meeting Minutes – April 15, 2025

A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO ACCEPT THE MEETING MINUTES FROM APRIL 15, 2025, AS SUBMITTED. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- Executive Meeting Minutes - October 30, 2025

A MOTION WAS MADE BY MICHAEL AND SECONDED BY JULIANNA TO ACCEPT THE EXECUTIVE MEETING FROM OCTOBER 30, 2025, AS SUBMITTED. MOTION CARRIED WITH MAJORITY OF BOARD MEMBERS IN FAVOR. JODY AND TIM ABSTAIN AS THEY WERE NOT PRESENT AT THE MEETING.

3. FINANCIALS

- December 31, 2025 Financials and Related Bank Statements

A MOTION WAS MADE BY JODY AND SECONDED BY MICHAEL STATING THE BOARD HAS REVIEWED AND APPROVED ALL OF THE FOLLOWING FOR COMPLIANCE WITH CA CC 5500 FOR THE PERIOD AUGUST 2025 THROUGH DECEMBER 2025. 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*

- Flock – transfer of funds to operating.

A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO TRANSFER \$290,000.00 FROM THE CITIBANK ACCOUNT TO FLOURISH ACCOUNT. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

4. HOMEOWNER COMMENTS

- Now that there has been rain, a lot of improvement is noticed on some homeowners whose landscaping has some concerns. Going forward, what can be done to make sure that issues don't get allowed to linger for long periods of time. *The issues will be identified and followed up timelier and in cases where hearings may be needed, the Board will make themselves available for those hearings.*

5. SOCIAL COMMITTEE UPDATE (Community Events Committee)

A MOTION WAS MADE BY MICHAEL AND SECONDED BY JULIANNA TO ADD KERRI KUIPERS-NELSON, ALLISON STEELE, LISSA MILLER, ALMA GARCIA AND COLETTE BLESSUM TO THE SOCIAL COMMITTEE. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

- No comments

6. ARCHITECTURAL COMMITTEE UPDATE

- Activity from August through December -summaries were provided to the Board.

7. OLD BUSINESS

- Flock Camera Addition update.
 - Each camera will cost \$2,750 per year.
 - Ability to go online and view and also talk through it.
- Violation update
 - Account #166-05 deadline for completion is March 15, 2026
 - Account #404-05 – the homeowner has made a lot of improvements and will still continue to monitor.

8. NEW BUSINESS

- Site inspection Report December 9, 2025 – the addresses with concerns were addressed/ written to and were given deadlines for compliance.

DISCUSSION POINTS

- **Pool Opening preparations.**
 - February for May opening – go through all the pool furniture, signage, pool handrails.
 - Check on pool/spa heaters.
 - Check on pool decks – strategy for future is to use pavers rather than concrete on the perimeter of the pool.

ADJOURNMENT

A MOTION WAS MADE BY JODY AND SECONDED BY LIZ TO ADJOURN THE REGULAR MEETING AT 7:56 PM. MOTION CARRIED WITH ALL PRESENT BOARD MEMBERS IN FAVOR.

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

Signed by:

6/10/2026

Tim McGuire

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Secretary, Tim McGuire