KERRIGAN RANCH II COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JANUARY 10, 2012
MINUTES

NOTICE

With notice given and received, the Regular Meeting of the Board of Directors of the Kerrigan Ranch II Community Association was held on January 10, 2012, at the San Lorenzo Clubhouse.

PRESENT

Justin Gehrls, President
Steve Yetzke, Vice President
John Helvin, Treasurer
Michael Ellis, Secretary

Taryn Martin, Action Property Management, Inc.

ABSENT

Jim Flanders, Member at Large

CALL TO ORDER

The meeting was called to order at 7:05 P.M. by Justin Gehrls, President.

EXECUTIVE SESSION DISCLOSURE

The following topics have been discussed in the Executive Session immediately preceding the Board meeting; hearings, homeowner requests and collection issues.

OPEN FORUM

No homeowners were present for open forum.

CONSENT CALENDAR

Motion was made by Michael Ellis, seconded by Steven Yetzke to approve the consent calendar. Motion carried unanimously.

UNFINISHED BUSINESS

Quarter Horse Pavers
Management included the revised proposal as received by National Paving in regard to installing cobblestone pavers at the Quarter Horse entrance. A motion was duly made by Steven Yetzke, seconded by Michael Ellis to approve the proposal as presented. Motion carried unanimously.

Holiday Party Update
Management included this item on the agenda for the Board to discuss the outcome of the holiday party and to confirm all vendors have received their final payments. No action taken.

NEW BUSINESS

Annual Meeting Documents

Management included the annual meeting documents for the Board to approve. A motion was made by Justin Gehrls, seconded by Michael Ellis to approve: annual meeting will be held March 13, 2012; regular meeting will be held prior to the annual meeting; management was directed to send a request for candidates to all members and to accept into nomination all candidates received by February 8, 2012; record date of ownership is 30 days; cumulative voting is allowed; agenda is approved; excess funds will be kept in operating; attorney will not be in attendance; adjourned date will be assigned as needed. Motion carried unanimously.

3 Year Proxy

Management presented the 3 Year Proxy for the Board to review and approve. A motion was made by John Helvin, seconded by Justin Gerhls to approve the 3 Year Proxy as presented. Motion carried unanimously.

2011 Audit & Tax Proposals

Management included three (3) proposals as received by Inouye, Shively & Longtin, Schonwit & Associates and Demarchi & Company in regard to preparing the 2011 Tax and Audit. A motion was made by John Helvin, seconded by Steve Yetzke to approve the proposal as received by Inouye, Shively & Longtin at a cost not to exceed $1,000.00. Motion carried unanimously.

Delinquency Report

Management included the December 30, 2011 delinquency report and status reports as received by Feldsott & Lee and Community Legal Advisors.

243-0150050610 – A motion was made by Justin Gehrls, seconded by John Helvin for collections to send a demand to INDYMAC bank for assessments from 3/31/09-6/21/09. Motion carried unanimously.

243-015009078 – A motion was made by Steve Yetzke, seconded by Justin Gehrls to hire a PI to perform a mini asset investigation. Motion carried unanimously.

243-0150040280 – A motion was made by John Helvin, seconded by Steve Yetzke to write off the outstanding balance and for CLA to close the file. Motion carried unanimously.

243-0150160890 – A motion was made by Justin Gehrls, seconded by John Helvin to proceed with non-judicial foreclosure. Motion carried unanimously.

NEXT MEETING

The next regular meeting of the Board of Directors will be held on March 13, 2012 at 5:00 P.M. at the San Lorenzo Clubhouse.

ADJOURN There being no further business to come before the Board at this time, the meeting was adjourned at 7:15 P.M.

ATTEST Respectfully Submitted by, Taryn Martin, Manager of Business Services.

APPROVED

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Justin Gehrls, Chairman of the Meeting

SECRETARY'S CERTIFICATE

I, Michael Ellis, hereby certify that I am the duly Appointed and Acting Secretary of the Kerrigan Ranch II Community Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Regular meeting Minutes of the Board Directors held September 13, 2011 as approved by a vote of the Board of Directors.

Dated: 3/13/12

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Michael Ellis, Secretary

KERRIGAN RANCH II HOMEOWNERS ASSOCIATION
JANUARY 10, 2012
CONSENT CALENDAR

A. **BE IT RESOLVED**, That the Regular Meeting Minutes of September 13, 2011 are approved as presented.

B. **BE IT RESOLVED,** That the Financial Statement for the period ending September 30, 2011 is accepted as presented.

C. **BE IT RESOLVED,** That the Financial Statement for the period ending October 31, 2011 is accepted as presented.

D. **BE IT RESOLVED,** That the Financial Statement for the period ending November 30, 2011 is accepted as presented.

E. **BE IT RESOLVED,** That the Financial Statement for the period ending December 31, 2011 is accepted as presented.