

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

MARCH 13, 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 March 13, 2012, at the San Lorenzo Clubhouse.

PRESENT

Steve Yetzke, Vice President
John Helvin, Treasurer
Jim Flanders, Member at Large

Taryn Martin, Action Property Management, Inc.

ABSENT

Justin Gehrls, President
Michael Ellis, Secretary

**CALL TO
ORDER**

The meeting was called to order at 5:04 P.M. by Steven Yetzke, Vice 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 Jim Flanders, seconded by Steven Yetzke to approve the consent calendar. Motion carried unanimously.

**NEW
BUSINESS**

Approval of Draft Audit

Management included the draft audit as prepared by Inouye, Shively & Longtin. A motion was duly made by Steven Yetzke, seconded by John Helvin to approve the draft audit as presented. Motion carried unanimously.

Approval of Architectural Procedures

Management included the architectural procedures for the Board to review and inform if there are any revisions to be made. A motion was duly made by Steven Yetzke, seconded by Jim Flanders to approve the procedures as presented. Motion carried unanimously.

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Proposal for Landscape Improvements

Management included the proposal as received by Villa Park Landscape in regard to landscape improvements throughout the community. A motion was duly made by John Helvin, seconded by Jim Flanders to approve the proposal as presented at a cost not to exceed \$3,525.00. Motion carried unanimously.

Proposal for Lighting Upgrades

Management included the proposal as received by Three Phase Lighting in regard to lighting upgrades at the entrances for the holiday lights. A motion was duly made by John Helvin, seconded by Steven Yetzke to approve the proposal at a cost not to exceed \$1,815.00. Motion carried unanimously.

Delinquency Report

Management included the March 1, 2012 delinquency report and status reports as received by Feldsott & Lee and Community Legal Advisors.

243-00027105 – A motion was duly made by John Helvin, seconded by Jim Flanders to approve filing a lien for the outstanding balance. Motion carried unanimously.

243-015014066 – A motion was duly made by Jim Flanders, seconded by Steven Yetzke to approve proceeding with a mini-asset investigation. Motion carried unanimously.

**NEXT
MEETING**

The next regular meeting of the Board of Directors will be held on May 1, 2012 at 7:30 P.M. at the San Lorenzo Clubhouse.

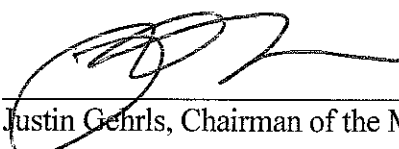
ADJOURN

There being no further business to come before the Board at this time, the meeting was adjourned at 4:50 P.M.

ATTEST

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

APPROVED

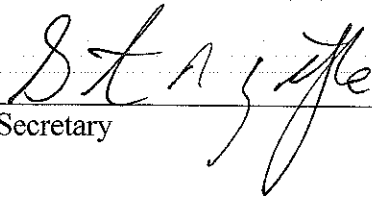

Justin Gehrls, Chairman of the Meeting

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SECRETARY'S CERTIFICATE

I 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 March 13, 2012 as approved by a vote of the Board of Directors.

Dated: 05-01-12


Secretary