

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JULY 10, 2018
MINUTES**

- NOTICE** With notice, the regular meeting of the Board of Directors of The Kerrigan Ranch II Community Association was held on July 10, 2018 at 6:00 pm, at the San Lorenzo Clubhouse.
- PRESENT** Ron Prosser, President
Dan Lekawa, Secretary
Steve Yetzke, Treasurer

Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Dr. Shah, Vice President
- CALL TO ORDER** The meeting was called to order at 6:40 PM by Ron Prosser, President.
- MINUTES** Motion was made by Steve Yetzke seconded by Ron Prosser to approve the Regular Session Board Meeting Minutes of May 8, 2018. Motion carried unanimously.
- FINANCIAL STATEMENTS** Motion was made by Ron Prosser seconded by Steve Yetzke to accept the May 31, 2018 financial statements. Motion carried unanimously.

Maturing CD with CIT Bank
Motion was made by Ron Prosser seconded by Dan Lekawa to roll the maturing CD on August 16, 2018 in the amount of \$171,736.34 for 12 months. Motion carried unanimously.
- UNFINISHED BUSINESS** Vehicle Gates
Ron Prosser updated the Board regarding the last meeting with the City that occurred on July 2, 2018. The city wants confirmation that they will not be held liable for any issues if the streets are turned over to the HOA.

Proposals for New Locking Mailboxes
Motion was made by Ron Prosser seconded by Steve Yetzke to approve management to work with the attorney to draft a ballot to send out to the residents to vote on locking mailboxes. Motion carried unanimously.
- NEW BUSINESS** Open Board Position
Table to September agenda.

Reserve Study

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Motion was made by Ron Prosser seconded by Steve Yetzke to approve the draft Reserve Study from Reserve Data Analysis that shows the Association is 94% funded for all reserve assets. Motion carried unanimously.

Proposals for Tree Trimming
Table to August.

Proposal for Landscape Improvements

Motion was made by Dan Lekawa seconded by Steve Yetzke to approve Villa Park Landscape to install new plant material to the slope behind 4092 Paso Fino Way in the amount of \$2,145.00. Motion carried unanimously.

Proposal for Cleaning to Cath Basins

Send pictures to Jevve with the city to confirm what he wants cleaned out.

Architectural Application- 19832 Red Roan Lane

Motion was made by Steve Yetzke seconded by Ron Prosser to approve the exterior color scheme to the pre-approved Dunn Edwards Scheme 3. Motion carried unanimously.

Architectural Application- 4001 Paso Fino

Motion was made by Steve Yetzke seconded by Ron Prosser to approve the exterior color change; contingent upon the front door being Boat Anchor DR6337. Motion carried unanimously.

Architectural Application- 3742 Quarter Horse

Motion was made by Steve Yetzke seconded by Dan Lekawa to approve the solar panels per the submitted application. Motion carried unanimously.

Architectural Application- 19480 Cleveland Bay Lane

Motion was made by Steve Yetzke seconded by Ron Prosser to approve the exterior color change to Stucco: DEC768 Winter Lite Trim: DET693 Mayan Chocolate Shutters: DE6371 Blackjack. Motion carried unanimously.

Attorney Status Report- Collections

Motion was made by Dan Lekawa seconded by Steve Yetzke to approve hiring a private investigator to locate the prior owner's bank account for a cost of \$350. The balance owed from prior owner totals \$50,748.69. Motion carried unanimously.

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ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:41 pm.

ATTEST Respectfully Submitted by Taryn Martin, President, StoneKastle Community Management, Inc.

APPROVED BY THE BOARD 9/11/18