

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 8, 2015**

MINUTES

- NOTICE** With notice, the regular meeting of the Board of Directors of The Kerrigan Ranch II Community Association was held on September 8, 2015 at 6:00 pm, at the San Lorenzo Clubhouse.
- PRESENT** Ron Prosser, President
Caleb Tucker, Vice President
Jim Flanders, Treasurer
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Steve Yetzke, Director
Jerrold Omens, Secretary
- CALL TO ORDER** The meeting was called to order at 6:49 PM by Ron Prosser, President.
- MINUTES** Motion was made by Ron Prosser, seconded by Jim Flanders, to approve the Regular Board Meeting Minutes of August 11, 2015. Motion carried unanimously.
- FINANCIAL STATEMENTS** Motion was made by Jim Flanders, seconded by Ron Prosser to accept the financial statements for the period ending August 31, 2015. Motion carried unanimously.
- NEW BUSINESS** Draft Budget
Motion was made by Jim Flanders, seconded by Caleb Tucker to approve to keep the monthly assessment at \$175.00. Motion carried unanimously.
- Draft Reserve Study
Motion was made by Ron Prosser, seconded by Caleb Tucker to approve the draft reserve study as prepared by Foresight Financial. Motion carried unanimously.
- Proposals for Annual Booster Pump Maintenance
The Board discussed and agreed that Management will talk to OC Pump to see if they will match variable speed solutions price and to see if Villa Park will maintain the pumps. Management will also inquire what OC pumps maintenance entails and what is the average length of a pump. Include proposals on October agenda.

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2015 Holiday Lighting Proposals

Motion was made by Ron Prosser, seconded by Caleb Tucker to approve California Christmas proposal contingent upon that they agree to match Frank Travao proposal for \$4,250.00. Approval is also contingent upon Management verifying the Association is not locked into another year of Frank's contract. Motion carried unanimously.

Attorney Status Reports

Account 2342113805- Motion was made by Jim Flanders, seconded by Caleb Tucker to approve a payment plan of \$1,000/month. Motion carried unanimously.

Account 2341559892- The Board discussed and agreed to request the homeowner to submit an offer on paying off fines.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:37 pm.

ATTEST

Respectfully Submitted by Taryn Martin, Vice President of Business Operations, StoneKastle Community Management, Inc.

APPROVED BY THE BOARD 10/13/15