

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 9, 2014**

MINUTES

- NOTICE** With notice, the regular meeting of the Board of Directors of The Kerrigan Ranch II Community Association was held on September 9, 2014 at 7:00 pm, at the San Lorenzo Clubhouse.
- PRESENT** Jim Flanders, Treasurer
Jerrold Omens, Secretary
Steve Yetzke, Director
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Caleb Tucker, Vice President
Ron Prosser, President
- CALL TO ORDER** The meeting was called to order at 7:01 PM by Jim Flanders, Treasurer.
- MINUTES** Motion was made by Jerrold Omens, seconded by Steve Yetzke to approve the Regular Board Meeting Minutes of July 8, 2014. Motion carried unanimously.
- FINANCIAL STATEMENTS** Motion was made by Jerrold Omens, seconded by Steve Yetzke to approve the financial statements for the periods ending June 30, 2014, July 31, 2014 and August 31, 2014. Motion carried unanimously.
- UNFINISHED BUSINESS** 2014 Holiday Party
The Board discussed the 2014 holiday party; it is scheduled for the first Friday in December, the majority of the same vendors will be utilized. The invitations will be mailed from StoneKastle during the first week of November.
- Vehicle Gates
This item is tabled to the October Board Meeting.
- NEW BUSINESS** Draft Budget
Motion was made by Jim Flanders, seconded by Jerrold Omens to approve the budget for the next fiscal year at \$175.00/month. Motion carried unanimously.
- Reserve Study
Motion was made by Jim Flanders, seconded by Steve Yetzke to approve the draft reserve study as prepared by Advance Reserve Solutions, Inc. Motion carried unanimously.

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Proposals for Holiday Entrance Lighting

Motion was made by Jim Flanders, seconded by Steve Yetzke to approve the proposal as prepared by Trovao & Associates to install the holiday lighting for a cost NTE \$4,250.00. The Board would like the wreaths to be installed on the main columns this year. Motion carried unanimously.

Proposals for Landscape Improvements

The Board requested an onsite meeting with Villa Park to review the v-ditch on Quarter Horse that is filled with mud. Management will organize an onsite meeting.

**ATTORNEY
STATUS
REPORT**

The Board reviewed the August 31, 2014 delinquency report and August/September status reports as prepared by Feldsott & Lee and Community Legal Advisors.

Motion was duly made by Jim Flanders, seconded by Jerrold Omens to approve to file a lien against account 2341859847. Motion carried unanimously.

The Board tabled the lien resolution for account 2341124095; the owner is disputing the collection charges on their account.

Motion was duly made by Steve Yetzke, seconded by Jim Flanders to approve to file a lien against account 2343019562. Motion carried unanimously.

Motion was duly made by Steve Yetzke, seconded by Jerrold Omens to approve to file a lien against account 2342029937. Motion carried unanimously.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:02 pm.

ATTEST

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

APPROVED BY BOARD 11/11/14