KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 10, 2015

MINUTES

NOTICE

With notice, the regular meeting of the Board of Directors of The Kerrigan Ranch II Community Association was held on November 10, 2015 at 6:00 pm, at the San Lorenzo Clubhouse.

PRESENT

Ron Prosser, President
Steve Yetzke, Director
Jim Flanders, Treasurer
Jerrold Omens, Secretary
Caleb Tucker, Vice President

Taryn Martin, StoneKastle Community Management, Inc.

CALL TO ORDER

The meeting was called to order at 7:05 PM by Ron Prosser, President.

MINUTES

Motion was made by Jim Flanders, seconded by Steve Yetzke, to approve the Regular Board Meeting Minutes of October 13, 2015. Calen Tucker abstained. Motion carried.

FINANCIAL STATEMENTS

Motion was made by Jim Flanders, seconded by Steve Yetzke to accept the financial statements for the period ending October 31, 2015. Motion carried unanimously.

UNFINISHED BUSINESS

<u>Proposals for Annual Booster Pump Maintenance</u>
Motion was made by Caleb Tucker, seconded by Steve Yetzke to approve Annual Maintenance of 9 Booster Pumps by OC Pump Company at a cost NTE $1,775.00 (annual expense). Motion carried unanimously.

<u>Vehicle Gates</u>
Ron Prosser updated the Board with the status of this project. The Board and Management are working with the Architect to complete the remaining items on the CUP to submit to the City.

NEW BUSINESS

<u>2016 Annual Meeting Information</u>

- Meeting will be held March 8, 2016.
- Board agrees to Regular meeting prior to Annual Meeting
- Use of 3 Year Proxy
- Motion was made by Ron Prosser, seconded by Caleb Tucker to approve to send a request for candidates to all members and to accept into nomination all candidates whose statements are received by the deadline. Motion carried unanimously.
- 30 days for Record of Date ownership.

- Motion was made by Steve Yetzke, seconded by Jim Flanders to approve Cumulative Voting. Motion carried unanimously.
- Sample of Agenda approved.
- Motion was made by Ron Prosser, seconded by Jim Flanders to approve that any excess funds would be allocated to the Operating budget, thereby decreasing or eliminating the need for an increase in assessments that may be deemed necessary by the Board of Directors. Motion carried unanimously.
- Appoint Dan and Cathy Lekawa as Ballot Inspectors
- Attorney to be in attendance.
- Adjourned Annual Meeting date to be determined.

Review of 3 year Proxy
Motion was made by Steve Yetzke, seconded by Jim Flanders to approve the 3 year proxy as drafted. Motion carried unanimously.

YLWD – Ordinance Waiver
Motion was made by Jim Flanders, seconded by Caleb Tucker to approve the Association applying for an ordinance waiver to confirm with the Yorba Linda Water District that the Association has smart irrigation controllers. Motion carried unanimously.

Attorney status reports
Account 2341549883 - Motion was made by Caleb Tucker, seconded by Jim Flanders to approve to place a lien on the account for the past due amount of $922.18. Motion carried unanimously.

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:30 pm.

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

APPROVED BY THE BOARD 1/12/16