KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 13, 2012

MINUTES

NOTICE With notice, the regular meeting of the Board of Directors of The Kerrigan Ranch II Community Association was held on November 13, 2012 at 7:00 pm, at the San Lorenzo Clubhouse.

PRESENT Steve Yetzke, President
Jim Flanders, Treasurer
Caleb Tucker, Secretary

Taryn Martin, StoneKastle Community Management, Inc.

ABSENT Ron Prosser, Vice President
Marty Coughlin, Director

CALL TO ORDER The meeting was called to order at 6:20 PM by Steve Yetzke, President.

OPEN FORUM One (1) homeowner was present to discuss the noise issue he is having with his home facing Bastenchury.

CONSENT CALENDAR Motion was made by Steve Yetzke, seconded by Caleb Tucker to approve the regular meeting minutes dated September 11, 2012. Motion carried unanimously.

Motion was made by Jim Flanders, seconded by Steve Yetzke to accept the September 30, 2012 and October 31, 2012 financials. Motion carried unanimously.

UNFINISHED BUSINESS

Proposals for Entrance Light Maintenance
Tyler Lighitng and MaxOn Lighting attended the meeting to discuss their recommendations for installing LED lights at the community's entrances. The Board requested Management contact MaxOn to see if they have other options of LED light fixtures that they recommend.

2013 Draft Budget
Motion was made by Jim Flanders, seconded by Steve Yetzke to approve the 2013 draft budget at a monthly assessment of $170.00. Motion carried unanimously.

NEW BUSINESS

Financial Investment

Motion was made by Jim Flanders, seconded by Steve Yetzke to leave the $160,000 in the operating money market account. Motion carried unanimously.

Motion was made by Jim Flanders, seconded by Steve Yetzke to roll the Mutual of Omaha CD maturing on December 6, 2012 into a 12 month CD. Motion carried unanimously.

Annual Meeting Preparation

Motion was made by Caleb Tucker, seconded by Steve Yetzke to: hold the annual meeting Tuesday, March 12, 2013; a regular meeting will be held prior to the annual meeting; a proxy will be mailed to the membership; Management was directed to mail a request for candidates to the membership; record date of ownership is 30 days; the membership will follow cumulative voting; agenda will be utilized; excess funds will be left in the operating account; Lekawa's will serve as ballot inspectors; attorney doesn't need to be present and an adjourned date will be set if needed. Motion carried unanimously.

Attorney Status Reports

No action needed.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:50 pm.

ATTEST

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

APPROVED BY THE BOARD 1/8/13