

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 8, 2016**

MINUTES

NOTICE With notice, the regular meeting of the Board of Directors of The Kerrigan Ranch II Community Association was held on November 8, 2016 at 6:00 pm, at the San Lorenzo Clubhouse.

PRESENT Ron Prosser, President
Jim Flanders, Treasurer
Steve Yetzke, Director
Jerrold Omens, Secretary

Taryn Martin, StoneKastle Community Management, Inc.

ABSENT Caleb Tucker, Vice President

CALL TO ORDER The meeting was called to order at 6:30 PM by Ron Prosser, President.

MINUTES Motion was made by Jerrold Omens seconded Steve Yetzke, to approve the Regular Board Meeting Minutes of September 13, 2016. Motion carried.

FINANCIAL STATEMENTS Motion was made by Jim Flanders, seconded by Ron Prosser to accept the financial statements for the period ending September 30, 2016 and October 31, 2016. Motion carried unanimously.

UNFINISHED BUSINESS Vehicle Gates
Ron Prosser updated the Board with the status of this project. An article will be included in the next newsletter updating the entire community.

NEW BUSINESS 2016 Annual Meeting Information
Motion was made by Jim Flanders, seconded by Steve Yetzke 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 date. Motion carried unanimously.

Record date of ownership will be 30 days prior to the annual meeting date.

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.

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 8, 2016 - PAGE 2**

Audit/ Tax Return Proposals

Motion was made by Jim Flanders, seconded by Steve Yetzky to approve the proposal from Inouye, Shively, and Klatt in the amount of \$1,000.00. Motion carried unanimously.

Landscape Proposals

Motion was made by Jim Flanders seconded by Jerrold Omens to approve proposals from Villa Park Landscape in the amount of \$2,304.00, \$670.00, and \$807.50. Motion carried unanimously.

Liens

Motion was made by Steve Yetzky seconded by Jim Flanders to approve a lien on Account 2341549883. Motion carried unanimously.

Motion was made by Jim Flanders seconded by Ron Prosser to approve a lien on Account 2342219471. Motion carried unanimously.

Architectural Request- 19400 Cleveland Bay Lane- Satellite dish, painting home, and staining driveway

Motion was made by Jerrold Omens seconded by Steve Yetzke to approve the location of satellite dish, new paint color scheme, and driveway stain per architectural application. The driveway must be maintained and not fade. Motion carried unanimously.

19157 Falabella Lane- Late fee

Motion was made by Jim Flanders seconded by Ron Prosser to approve to waive late fee as one time courtesy. Motion carried unanimously.

Architectural Request- 3808 Welsh Pony

The Board would like to review application following the architects review. Table to the January 2017 meeting.

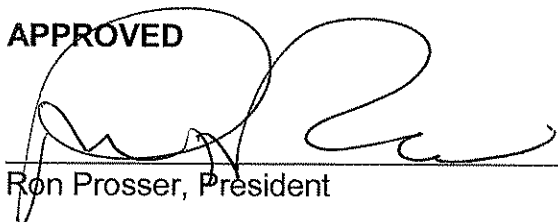
ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:34 pm.

ATTEST

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

APPROVED



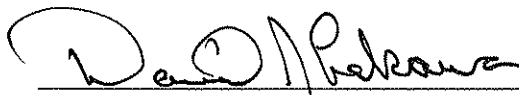
Ron Prosser, President

KERRIGAN RANCH II COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 8, 2016 - PAGE 3

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of the Kerrigan Ranch II Community Association, and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Regular Board of Directors Meeting held November 8, 2016 as approved by the Chairman of the Meeting.

Dated: 2/15/17


Acting Secretary - ~~Jim Flanders~~
Daniel J Lekawa

NOVEMBER 8, 2016

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