

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JANUARY 8, 2019
MINUTES**

- NOTICE** With notice, the regular meeting of the Board of Directors of The Kerrigan Ranch II Community Association was held on January 8, 2019 at 6:30 pm, at the San Lorenzo Clubhouse.
- PRESENT** Ron Prosser, President
Dr. Shah, Vice President
Dan Lekawa, Secretary
Cathy Lekawa, Director
- Taryn Martin, StoneKastle Community Management, Inc.
- ABSENT** Steve Yetzke, Treasurer
- CALL TO ORDER** The meeting was called to order at 6:45 PM by Ron Prosser, President.
- MINUTES** Motion was made by Dan Lekawa seconded by Ron Prosser to approve the Regular Session Board Meeting Minutes of November 13, 2018. Motion carried unanimously.
- FINANCIAL STATEMENTS** Motion was made by Cathy Lekawa seconded by Ron Prosser to accept the November 30, 2018 and December 31, 2018 financial statements. Motion carried unanimously.
- UNFINISHED BUSINESS** Vehicle Gates
The Board discussed how to proceed with the vehicle gate project. It was decided the cost analysis will be prepared and a ballot will be mailed out to the community. Management was directed to provide Amir's contact to Cathy Lekawa. Cathy Lekawa and Dr. Shah will lead the volunteers to draft the ballot, get it approved by the City and send out to the owners.
- Conservation Easement
Management informed the Board the association's attorneys will be reaching out to Pulte to request the documents pertaining to maintenance be revised to be in line with the governing documents. Table to the February meeting.
- NEW BUSINESS** 2019 Annual Maintenance Calendar
Motion was made by Ron Prosser seconded by Dan Lekawa to approve the 2019 Maintenance Calendar. Motion carried unanimously.

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Assembly Bill 2912

Motion was made by Dan Lekawa seconded by Ron Prosser to approve the Assembly Bill 2912 to process insurance and utility payments automatically each month. Motion carried unanimously.

Architectural Application- 19513 Cleveland Bay Lane

Motion was made by Dan Lekawa and seconded by Ron Prosser to deny installation of solar panels due to insufficient information. Motion carried unanimously.

Architectural Application- 3845 Welsh Pony Lane

Motion was made by Dan Lekawa and seconded by Ron Prosser to approve exterior painting. The Board would like Management to confirm the shutters and garage door colors. Motion carried unanimously.

DELINQUENCY

Liens to be Approved

Motion was made by Ron Prosser seconded by Cathy Lekawa to approve a lien on account #2343219582, for a total amount of \$31,804.73. Assessments in the amount of \$740.00, late fee/interest in the amount of \$84.29, collection fees in the amount of \$130.00 and fines in the amount \$30,850.44 Motion carried unanimously.

The Board has approved to hold sending account 2341859847, to the attorney due to the Board offering a reduction in fines with payment of outstanding balance within 30 days.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 8:30 pm.

ATTEST

Respectfully Submitted by Taryn Martin, President, StoneKastle Community Management, Inc.

APPROVED BY THE BOARD 3/12/19