

MINUTES
GENERAL SESSION
BOARD OF DIRECTORS MEETING
KERRIGAN RANCH II COMMUNITY ASSOCIATION
A California Nonprofit Corporation

JANUARY 11, 2022

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and the agenda was posted at the Association's meeting notice boxes at least four (4) days prior to the General Session of the Board of Directors of Kerrigan Ranch II Community Association held on the above date via zoom.

Roll Call

A quorum of the Board (Five Directors per Bylaws) was established with the following Directors in attendance:

Directors Present: Steven Yetzke, President – Departed at 7:00 p.m.
Ron Prosser, Vice President
Henry Trivedi, Secretary
Dr. Shah, Director

Directors Absent: Jared Merrell, Treasurer

Others Present: Nancy Blasco, CCAM®, Sr. Community Manager, StoneKastle Community Management, Inc.
Lori Yarborough, CCAM, CMCA, Chief Executive Officer, StoneKastle Community Management, Inc.

Executive Session Disclosure

In accordance with Civil Code §4935(e), notification is hereby provided of an Executive Session of the Board of Directors held prior to this meeting on January 11, 2022, from 6:07 p.m. to 6:51 p.m. for the following

- Hearings: (2) Property Maintenance, Unapproved Architectural Modification
- Delinquencies: A/R Aging 12/31/21, Community Legal Advisors status reports
- Legal: Vacation of Public Streets, Kerrigan Baseline Habitat
- Minutes: Executive Session 12/07/21

Call to Order General Session

President and Presiding Chair, Steven Yetzke, called the General Session of the Board of Directors to order following Executive Session at 6:51 p.m.

Homeowner Forum

In accordance with State Statute the homeowners present were given an opportunity to address the Board of Directors. The following items were presented:

- Dog feces
- Landscaping

Treasurer's Report / Financials

A motion was made, seconded, and unanimously carried to ACCEPT the financial statements and reconciled bank statements for period(s) ending 11/30/21 and 12/31/21 as presented, subject to audit/review at fiscal year-end by CPA.

Delinquencies: Notice of Default & Commencement of Foreclosure

A motion was made, seconded, and unanimously carried to APPROVE proceeding with the Notice of Default and Commencement of Foreclosure on the following accounts for non-payment of assessments:

- APN #326-151-63

Delinquencies: Approval to Record Lien

In accordance with California Civil Code §5673: A motion was made, seconded, and unanimously carried to APPROVE recording a lien in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code on the properties identified as:

- APN #326-141-17
- APN #326-152-31

Architectural Application: Paint – 4055 Oldenberg Ln.

The Board reviewed the application submitted by the owner of 4055 Oldenberg Ln. Management has been requested to confirm the colors selected are in accordance with the architectural guidelines.

Architectural Application: 4052 Paso Fino Way – Landscaping

A motion was made, seconded, and unanimously carried to APPROVE the architectural application submitted by the owner of 4052 Paso Fino Way to replace overgrown/old plant material with new plant material suggested by a landscape architect and all hardscape and trees will remain as is. The application is approved with no conditions as submitted.

Architectural Application: 3806 Breton Lane – Repaint Original Color

A motion was made, seconded, and unanimously carried to APPROVE the architectural application submitted by the owner of 3806 Breton Lane to repaint the home the original colors, Dunn Edwards Scheme #3. The application is approved with no conditions as submitted.

Pro-Tek Proposal: Center Island Power and Lighting

The Board reviewed the proposal from Pro-Tek Electrical & Lighting, inc. presenting two options to repair the center island power and lighting. The Board is interested in approving option one for \$4,528.88. Management has been asked to contact Pro-Tek and request a proposal with a current date and a copy of the schematic showing where the wires are laid beneath the street.

Villa Park Landscape Proposal

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Villa Park Landscape dated December 6, 2021, to remove and replace plant material on the slope along Shetland for \$2,717.50.

Yorba Linda Water District Correspondence and Invoice – FY 21-22 YLWD Capital Finance Charge Special Assessment

Management advised the Board we received correspondence and an invoice from Yorba Linda Water District regarding a capital finance charge and special assessment for all the communities we manage in Yorba Linda.

To assist in a better understanding of the invoice, management contacted Delia Lugo, Finance Manager, Yorba Linda Water District. We were advised the capital finance charge is for prior year (2003 and 2008) "R&R" projects. The charge will be annually, and the amount will go down as the debt is reduced until paid in full. The invoice is due by April 10, 2022, but if not paid, late fees will not be incurred if the invoice is paid by June 30, 2022.

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After review and discussion, a motion was made, seconded, and unanimously carried to APPROVE sending the correspondence and invoice to the association legal counsel, Whitney Petchul for review and recommendation on how to proceed.

Next Meeting

NOTE: Meetings of the Board of Directors are held monthly. The Annual Membership Meeting and Election is held in March.

The next meeting of the Board of Directors is scheduled for Tuesday, February 8, 2022, at 6:00 p.m. Executive Session via zoom.

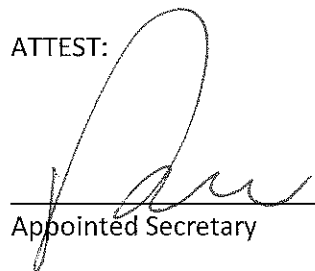
Adjourn General Session

There being no further business to come before the Board of Directors in General Session, a motion was made, seconded, and unanimously carried to ADJOURN at 7:34 p.m.

SECRETARY'S CERTIFICATE

I, _____, duly Appointed and Acting Secretary of Kerrigan Ranch II Community Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors held on the above date, as approved by the Board of Directors of Kerrigan Ranch II Community Association.

ATTEST:



Appointed Secretary

2/2/22

Dated