

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

JUNE 28, 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 at StoneKastle Community Management, Inc., Yorba Linda, CA.

Roll Call

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

Directors Present: Kiran Shaw, President, Via Conference Call
 Joe Michell, Vice President
 Henry Trivedi, Treasurer

Directors Absent: Vacant, Secretary
 Vacant, Member at Large

Others Present: Nancy Blasco, CCAM®, Sr. Community Manager, StoneKastle Community Management, Inc.
 Dirk Petchul, Whitney / Petchul

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 April 26, 2022, from 6:15 p.m. to 7:20 p.m. for the following

- Hearings: (2) Property Maintenance, Unapproved Architectural Modification
- Delinquencies: A/R Aging 03/31/22, Community Legal Advisors status reports
- Minutes: Executive Session 03/22/22

Call to Order General Session

General Session of the Board of Directors was called to order at 5:00 p.m.

Re-Organize the Board and Appoint two Vacancies

A motion was made, seconded, and carried to approve the reorganization of the Board and the appointment of the two vacant positions as follows:

Joe Michel, President
Henry Trivedi, Vice President
Mauricio Solorzano, Secretary
Steve Fitzpatrick, Treasurer
Kiran Shah, Member

OPPOSE: Shah

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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 05/31/22 as presented, subject to audit/review at fiscal year-end by CPA.

April 26, 2022, Organizational Meeting Minutes

A motion was made, seconded, and carried to APPROVE the April 26, 2022, Organizational Meeting Minutes as presented.

OPPOSE: Shah

April 26, 2022, General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to APPROVE the April 26, 2022, General Session Meeting Minutes as presented.

Lien Resolution

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 property identified as:

APN #326-141-17

Villa Park Landscape Temporary Fuel Surcharge

The Board reviewed correspondence from Villa Park Landscape dated May 5, 2022 advising of a temporary fuel surcharge due to the major increase in gas prices. The Board has requested additional information.

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:

- Architectural Review Process

Next Meeting

NOTE: Meetings of the Board of Directors are held monthly. The next meeting of the Board of Directors is scheduled for Tuesday, July 26, at 6:00 p.m. Executive Session at StoneKastle Community Management, Inc., Yorba Linda, CA.

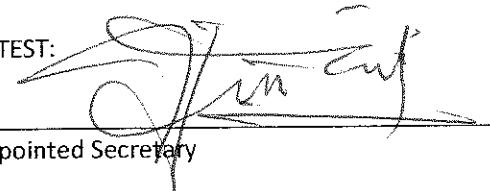
Adjourn General Session

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 5:35 p.m. to Executive Session.

SECRETARY'S CERTIFICATE

I, HENRY TRIVEDI, 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

July 26th 22
Dated