

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

JULY 26, 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: Joe Michel, President
 Henry Trivedi, Vice President
 Steve Fitzpatrick, Treasurer
 Kiran Shaw, President, Member at Large

Directors Absent: Mauricio Solorzano, Secretary
 Vacant, Member at Large

Others Present: Nancy Blasco, CCAM®, Sr. Community Manager, 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 July 27, 2022, from 5:00 p.m. to 5:52 p.m. for the following

- Contracts: Review contract increase notice
- Delinquencies: A/R Aging 06/30/22, Community Legal Advisors status reports
- Legal: ADR Request
- Minutes: Executive Session 06/28/22

Call to Order General Session

General Session of the Board of Directors was called to order at 5:55 p.m.

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 06/30/22 as presented, subject to audit/review at fiscal year-end by CPA. Furthermore, a motion was made, seconded, and unanimously carried to Approve writing off the debt from prior owners in the amount \$42,569.88 as uncollectible.

General Session Meeting Minutes – June 28, 2022

A motion was made, seconded, and carried to APPROVE the June 28, 2022, General Session Meeting Minutes as presented.

OPPOSE: Kiran Shah

Kerrigan Ranch II Community Association
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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: N/A

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. A motion was made, seconded, and unanimously carried to APPROVE the temporary fuel surcharge.

Holiday Lighting Proposal – Light “N Up Inc.

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Light “N Up Inc. to install holiday lighting for \$8,700.00 (Discount of \$1,000.00 for 2022-2024 – 3 year agreement).

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: Privatization of streets and obtaining costs.

Next Meeting

NOTE: Meetings of the Board of Directors are held monthly. The next meeting of the Board of Directors is scheduled for Tuesday, August 23, 2022, at 5:00 p.m. Executive Session at StoneKastle Community Management, Inc., Yorba Linda, CA.

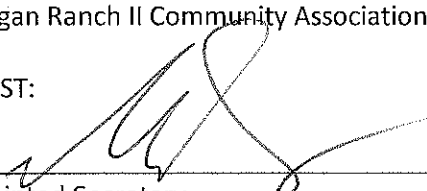
Adjourn General Session

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 7:20 p.m. to Executive Session.

SECRETARY'S CERTIFICATE

I, MAURICIO SOLARZAN 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

8-23-2022
Dated