

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

SEPTEMBER 27, 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: Henry Trivedi, Vice President
 Steve Fitzpatrick, Treasurer
 Mauricio Solorzano, Secretary
 Kiran Shaw, President, Member at Large (via zoom)

Directors Absent: Joe Michel, President

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 September 27, 2022, from 4:30 p.m. to 6:15 p.m. for the following

- Contracts: Review
- Delinquencies: A/R Aging 08/31/22, Community Legal Advisors status reports
- Hearings: (2) Two for Property Maintenance
- Legal: Updates
- Minutes: Executive Session 08/23/22

Call to Order General Session

General Session of the Board of Directors was called to order at 6:00 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 08/31/22 as presented, subject to audit/review at fiscal year-end by CPA.

General Session Meeting Minutes – August 23, 2022

A motion was made, seconded, and unanimously carried to APPROVE the August 23, 2022, General Session Meeting Minutes as presented.

Proposed Budget and Reserve Study FY 2023

A motion was made, seconded, and unanimously carried to approve proposed budget version 2 and reserve study for FY 2023 with assessments remaining at \$205.00 per home per month.

Flock Safety

The Board reviewed the survey results from the membership regarding their interest in the installation of cameras at both entrances. After review and discussion, a motion was made, seconded, and unanimously carried to approve the proposal from flock safety as follows:

Installation of (4) four sparrow cameras - \$15,200.00
Professional Services – Standard Implementation Fee (4) four - \$700.00
Real Time Alerts – Sparrow Upgrade (4) four - \$4,000.00
Year 1 Total: \$10,300.00
Recurring Total: \$9,600.00

Villa Park Landscape Proposal – Entrance Olive Tree Replacement

A motion was made, seconded, and unanimously carried to table the proposal from Villa Park Landscape dated September 16, 2022, for the removal and stump grinding of a dying Olive tree and replacing it with a mature field grown Manzanilla Olive for \$4,872.00 (crane and fuel sur charge included) for further review at the meeting in October.

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: None

Next Meeting

NOTE: Meetings of the Board of Directors are held monthly. The next meeting of the Board of Directors is scheduled for Tuesday, October 25, 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 6:30 p.m.

SECRETARY'S CERTIFICATE

I, MAURICIO SOROKZANO, 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

10/25/2022
Dated