

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

OCTOBER 25, 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
 Mauricio Solorzano, Secretary
 Kiran Shaw, President, Member at Large (via zoom)

Directors Absent: None

Others Present: Nancy Blasco, CCAM®, Sr. Community Manager, StoneKastle Community Management, Inc.
 See Sign In Sheet

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 October 25, 2022, from 4:00 p.m. to 6:00 p.m. for the following

- Legal
- Hearings: (2) Two for Property Maintenance and (1) One for Architectural
- Delinquencies: Aging Report Review and (1) One request for judicial foreclosure
- Minutes: Executive Session 09/27/22

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 09/30/22 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 September 27, 2022, General Session Meeting Minutes as presented.

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 property identified as:

- Account #2341244061

Delinquencies: Notice of Default & Commencement of Foreclosure

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

- Account #2340023811

Villa Park Landscape Proposal – Entrance Olive Tree Replacement

A motion was made, seconded, and unanimously carried to approve 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).

Catch Basin Cleaning Proposals

The Board reviewed two proposals for catch basin cleaning. A motion was made, seconded, and unanimously carried to table the proposals until the service is requested by the city of Yorba Linda.

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:

Safety
Home break in
Membership Support for the Board
Motion Sensors

Next Meeting

NOTE: Meetings of the Board of Directors are held monthly. The next meeting of the Board of Directors is scheduled for Wednesday, December 14, 2022, at 5:00 p.m. Executive Session at StoneKastle Community Management, Inc., Yorba Linda, CA.

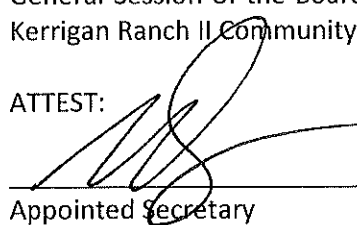
Adjourn General Session

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 8:25 p.m.

SECRETARY'S CERTIFICATE

I, MAURICIO SOLORZANO, 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

12-14-22

Dated