

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

AUGUST 15, 2023

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.

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 August 15, 2023, from 5:00 p.m. to 5:55 p.m. for the following.

- Hearings
- Contracts
- Legal
- Delinquencies: Aging Report Review
- Minutes: Executive Session

Call to Order General Session

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

General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to APPROVE the July 18, 2023, General Session Meeting Minutes as presented.

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 07/31/23 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 the Notice of Default and Commencement of Foreclosure on the following accounts for non-payment of assessments:

- 2341244061

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General Business

Villa Park Proposal – Pump Repair - \$3,415.00

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Villa Park Landscape to repair the Shetland Pum for \$3,415.00 to be paid from Reserves.

Villa Park Proposal – Plant Material

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Villa Park Landscape to remove the struggling Rosemary and Rockrose and install new plant material for \$2,960.00 at the Quarterhorse entrance slope.

Villa Park Proposal – Plant Material

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Villa Park Landscape to remove the struggling Rosemary and install Carissa \$3,560.00 along Clydesdale, below Paso Fino.

Holiday Party Discussion

The Board discussed the holiday party which will be held at the John Force Museum on December 9, 2023. Management advised the Board the \$10,000.00 invoice has been paid and received by John Force.

Architectural Applications

A motion was made, seconded, and unanimously carried to APPROVE the following architectural applications as submitted:

19411 Cleveland Bay Lane
4135 Dapple Gray Lane
19131 Falabella Lane

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: Christmas Party Ideas, port o potty, mailbox cleaning.

Next Meeting

NOTE: Meetings of the Board of Directors are held monthly. The next meeting of the Board of Directors is scheduled for Tuesday, September 19, 2023 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 7:10 p.m.

SECRETARY'S CERTIFICATE

I, MAURICIO SANCHEZ, 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.

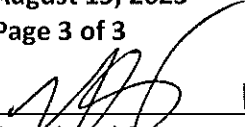
ATTEST:

Kerrigan Ranch II Community Association

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MANLIO SOLORZANO
Appointed Secretary

9-19-23
Dated