

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

OCTOBER 17, 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 October 17, 2023, from 5:00 p.m. to 5:45 p.m. for the following.

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

Call to Order General Session

The General Session of the Board of Directors was called to order at 5:46 p.m.

General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to APPROVE the September 19, 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 09/31/23 as presented, subject to audit/review at fiscal year-end by CPA. Furthermore, a motion was made, seconded, and unanimously carried to approve moving 100K out of CIT reserves and invest in a six-month CD at the best available rate. Furthermore, management has been requested not to close the books in December. GI 5220 Landscape Contract shows a deficit of \$17,941.03 which was billed in January 2023 and the invoice was for December 2022.

Review and Approve Reserve Study and a Budget for FY 2024

A motion was made, seconded, and unanimously carried to APPROVE a budget for FY 2024 to include assessments remaining at \$205.00 per home per month and reserves funded at \$5,684.00 per month which is less than the recommended amount of \$8,153.00 per month by Reserve Data Analysis.

Architectural Applications

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

19471 Cleveland Bay

Landscape Maintenance Proposals

A motion was made, seconded, and unanimously carried to approve the monthly landscape maintenance proposal presented by Villa Park Landscape.

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 Wednesday, November 15, 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 8:10 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

11-15-23

Dated