

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

FEBRUARY 20, 2024

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, Member at Large (Via Zoom)

Directors Absent: Mauricio Solorzano, Secretary

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 February 20, 2024, from 5:02 p.m. to 5:16 p.m. for the following.

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

Call to Order General Session

The General Session of the Board of Directors was called to order at 5:16 p.m.

General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to APPROVE the January 16, 2024, 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 01/31/24 as presented, subject to audit/review at fiscal year-end by CPA.

MS Beal Bank CD Matures on 02/28/24

A motion was made, seconded, and unanimously carried to approve a \$100,000.00 CD for a term of one year for a rate of 4.8.

General Business

Appoint Inspector of Election for Annual Membership Meeting and Election

A motion was made, seconded, and unanimously carried to APPROVE the appointment of Karen Capestro of 3878 Welsh Pony Lane and Ara Akmajian of 3742 Quarter Horse Drive to act as the Inspectors of election and

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certify the results of the election in accordance with the Election Rules for the Annual Membership Meeting & Election to be held on March 26, 2024, at 6:00 p.m. with registration at 5:45 p.m. at StoneKastle Community Management. Furthermore, StoneKastle Community Management is authorized to receive the ballots and will turn them over to the Inspector of Election prior to the meeting.

Villa Park Landscape Proposal – \$1,720.00

A motion was made, seconded, and unanimously carried to APPROVE the proposal from Villa Park Landscape to perform the following for \$1,720.00:

Upgrade 19546 Connemara
Upgrade corner of Clydesdale & Steeplechase
Upgrade 19462 Connemara

Landscape Lighting Concerns – Discussion

The Email received from the concerned homeowner is referencing the original design guidelines dated September 1, 2004. New guidelines were adopted on May 14, 2023. Management has been requested to send a general reminder to the entire community to make sure lighting on the home and in the landscaping cannot be directed at neighboring homes.

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, April 16, 2024, 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 6:12 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

4/16/24

Dated

