

MINUTES
GENERAL SESSION
BOARD OF DIRECTORS MEETING
KERRIGAN RANCH II COMMUNITY ASSOCIATION
A California Nonprofit Corporation
APRIL 16, 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
 Mauricio Solorzano, Secretary
 Steve Fitzpatrick, Treasurer
 Kiran Shah, Member at Large

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 April 16, 2024, from 5:05 p.m. to 5:12 p.m. for the following.

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

Call to Order General Session

The General Session of the Board of Directors was called to order at 5:12 p.m.

General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to APPROVE the February 20, 2024; General Session Meeting Minutes as presented.

March 26, 2024 Annual Membership Meeting and Election Minutes

The Board reviewed the March 26, 2024, Annual Membership and Election Minutes for accuracy. Minutes are approved at the following years Annual Meeting by the membership. No corrections were noted.

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 03/31/24 as presented, subject to audit/review at fiscal year-end by CPA. Furthermore, management advised the Board the following certificate of deposits are scheduled to mature in May.

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Institutional	Type	Maturity	Term	Balance
MS-ST Bk of India	CD	05/13/24	6 Mo.	\$100,000.00
MS-PNC Bank	CD	05/23/24	9 Mo.	\$100,000.00

Furthermore, a motion was made, seconded, and unanimously carried to APPROVE the purchase of two (2) \$25.00 gift cards to Starbucks to be given to Karen Capestro, Inspector of Election and Ara Akmakjian as appointed ballot opening assistant as a good faith gesture for assisting with the Annual Membership Meeting and Election. Reimbursement is to be coded to GL 01010 (Petty Cash).

Liens

A motion was made, seconded, and unanimously carried to DENY filing a lien on the following account as the account is no longer eligible for lien:

APN #326-161-40

General Business

Tree Trimming Discussion and Response

The owner of 19596 Connemara Ct. expressed his disappointment of how the common area Pepper Trees were trimmed. The dissatisfaction was brought to the attention of the Board and the landscape provider, Villa Park. Javier Reyes, Villa Park Landscape inspected the trees and advised they were trimmed appropriately. The trees are evergreen trees, and they are very vigorous, so they are trimmed all year round due to our consistent temperatures. Furthermore, these trees in question are part of the fire break and back up to the Chino Hills native area. These trees are also trimmed this time of year because it coincides with the deadline for OCFA to be in compliance.

Management has been requested to post this information on the Association website.

Villa Park Landscape Proposals – \$3,700.00 & \$785.00

A motion was made, seconded, and unanimously carried to APPROVE the following proposals from Villa Park Landscape:

Upgrade Quarterhorse Entrance - \$3,700.00

Upgrade Corner of Jutland and Cleveland Bay - \$785.00

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, May 21, 2024, at 5:00 p.m. Executive Session at StoneKastle Community Management, Inc., Yorba Linda, CA.

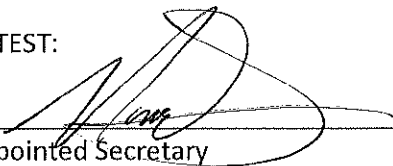
Adjourn General Session

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 5:59 p.m.

SECRETARY'S CERTIFICATE

I, MARKIO 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

5/21/2024

Dated