

MINUTES
GENERAL SESSION
BOARD OF DIRECTORS MEETING
KERRIGAN RANCH II COMMUNITY ASSOCIATION
A California Nonprofit Corporation
MAY 21, 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

Directors Absent: Steve Fitzpatrick, Treasurer
 Kiran Shah, Member at Large

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 May 21, 2024, from 5:08 p.m. to 5:22 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 5:23 p.m.

General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to APPROVE the April 16, 2024; General Session Meeting Minutes as presented.

April 16, 2024, Organizational Minutes

A motion was made, seconded, and unanimously carried to APPROVE the April 16, 2024 Organizational 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 04/30/24 as presented, subject to audit/review at fiscal year-end by CPA.

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General Business

Artificial Turf Discusson

Management provided the Board with the civil code advising they cannot deny arc applications requesting artificial turf. The civil code also discusses the different qualities of turf. The Board has asked management to give this information to any turf applicants as well as sending it to the architect to be sure when he reviews the applications, the owner is requesting to install the best quality turf.

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: Neighborhood watch meeting went well.

Next Meeting

NOTE: Meetings of the Board of Directors are held monthly. The next meeting of the Board of Directors is scheduled for Tuesday, June 18, 2024, at 5:00 p.m. Executive Session at StoneKastle Community Management, Inc., Yorba Linda, CA.

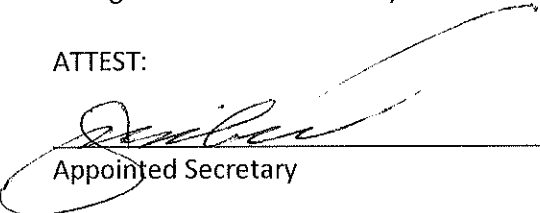
Adjourn General Session

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 5:22 p.m.

SECRETARY'S CERTIFICATE

I, Joe Michele, 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

6/18/24
Dated