

**MINUTES**  
**GENERAL SESSION**  
**BOARD OF DIRECTORS' MEETING**  
**KERRIGAN RANCH II COMMUNITY ASSOCIATION**  
*A California Nonprofit Corporation*  
**OCTOBER 15, 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  
                               Steve Fitzpatrick, Treasurer  
                               Henry Trivedi, Vice President  
                               Mauricio Solorzano, Secretary

Directors Absent:       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 October 15, 2024, from 4:46 p.m. to 4:50 p.m. for the following:

- 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 4:51 p.m.

**General Session Meeting Minutes**

A motion was made, seconded, and unanimously carried to APPROVE the September 17, 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 09/30/24 as presented, subject to audit/review at fiscal year-end by CPA.

**General Business**

**Holiday Party Updates**

Mauricio advised the template is ready to send to the membership requesting volunteers to help with the holiday party.

Kerrigan Ranch II Community Association  
General Session Minutes  
October 15, 2024  
Page 2 of 2

Annual Membership Meeting and Election – Electronic Voting

The Board discussed the option of considering electronic voting in the community. Due to the ability to obtain a quorum and get volunteers to act as the inspector of election, the Board does not want to pursue this option at this time.

Draft Audit and Tax Returns for FYE 12/31/23

A motion was made, seconded, and unanimously carried to approve the draft audit prepared by VanDerPol Company for FYE 12/31/23 as presented.

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:

Speeding in the community  
Neighborhood Watch Meeting  
Looking for Committee Members  
Trip Hazard on City Sidewalk

Next Meeting

NOTE: Meetings of the Board of Directors are held monthly. The next meeting of the Board of Directors is scheduled for Tuesday, November 19, 2024, at 4:30 p.m. Executive Session at StoneKastle Community Management, Inc., Yorba Linda, CA.

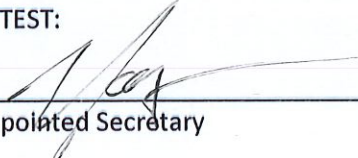
Adjourn General Session

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 6:00 p.m.

SECRETARY'S CERTIFICATE

I, MAURICIO SOLARZA, 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

11-19-24  
Dated