

MINUTES
GENERAL SESSION
BOARD OF DIRECTORS' MEETING
KERRIGAN RANCH II COMMUNITY ASSOCIATION
A California Nonprofit Corporation
NOVEMBER 19, 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
 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 November 19, 2024, from 4:37 p.m. to 4:38 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 4:38 p.m.

General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to APPROVE the October 15, 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 10/31/24 as presented, subject to audit/review at fiscal year-end by CPA.

General Business

VanDerPol and Company – 2024 Audit and Tax Returns

A motion was made, seconded, and unanimously carried to approve the proposal from VanDerPol and Company to prepare the Associations audit and tax returns for FY 2024 for \$1,525.00.

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Villa Park Landscape – Proposal – Upgrade along Paso Fino

A motion was made, seconded, and unanimously carried to table the proposal from Villa Park Landscape pending a site visit with Javier Reyes, Villa Park Landscape.

Corporate Transparency Act Compliance - \$370.00 Annual Fee

A motion was made, seconded, and unanimously carried to approve StoneKastle Community Management to facilitate the Corporate Transparency Act compliance for an annual fee of \$370.00.

Robert Mitchell & Associates – Correspondence

The Board reviewed correspondence from Robert Mitchell & Associates advising of the firm's retirement and the need to seek Architectural review from another professional.

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, January 21, 2025, 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 RECONVIENE Executive Session at 4:38 p.m.

SECRETARY'S CERTIFICATE

I, _____, 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

Dated

1/21/25