

MINUTES
GENERAL SESSION
BOARD OF DIRECTORS' MEETING
KERRIGAN RANCH II COMMUNITY ASSOCIATION
A California Nonprofit Corporation
JANUARY 21, 2025

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
 Kiran Shah, Member at Large

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 January 21, 2025, from 4:33 p.m. to 5:18 p.m. for the following:

- Delinquencies: Aging Report Review
- Minutes: Executive Session
- Owner Request

Call to Order General Session

The General Session of the Board of Directors was called to order at 5:18 p.m.

General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to APPROVE the November 19, 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 11/30/24 and 12/31/24 as presented, subject to audit/review at fiscal year-end by CPA.

General Business

Reserve Data Analysis – Update Reserve Study

A motion was made, seconded, and unanimously carried to approve the proposal from Reserve Data Analysis to perform a reserve study update for \$375.00.

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Villa Park Landscape – Proposal – Upgrade at Clydesdale and Bastanchury

A motion was made, seconded, and unanimously carried to table the proposal from Villa Park Landscape to perform landscaping upgrades at Clydesdale and Bastanchury for a total of \$5,285.00.

Certified Manager Disclosure

The following information is provided in accordance with California Business and Professions Code §11502:

- Nancy Blasco has met the requirements and qualifies as a certified common interest development manager.
- Certification was received from the California Association of Community Managers, Inc. (CACM) on original certification date 07/08/2008, my certification is current and is in good standing. CACM's telephone number is (949) 916-2226 and is located at 23461 South Pointe Drive, Suite 200, Laguna Hills, CA 92653. .
- The location of my principal office is StoneKastle Community Management, Inc. 22722 Old Canal Road, Unit B, Yorba Linda, CA 92887
- I do not hold an active Real Estate License.

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, February 18, 2025, at 4:30 p.m. Executive Session at StoneKastle Community Management, Inc., Yorba Linda, CA.

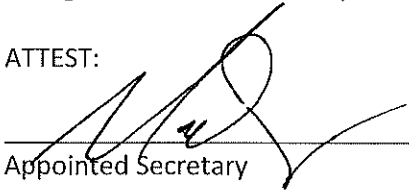
Adjourn General Session

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 5:51 p.m.

SECRETARY'S CERTIFICATE

I, MAURICIO SOLOZANO, 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

2-18-25
Dated