

MINUTES
GENERAL SESSION
BOARD OF DIRECTORS' MEETING
KERRIGAN RANCH II COMMUNITY ASSOCIATION
A California Nonprofit Corporation
FEBRUARY 18, 2025

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and the agenda was posted on the Association's portal 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
 Mauricio Solorzano, Secretary

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 February 18, 2025, from 4:33 p.m. to 4:45 p.m. for the following:

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

Call to Order General Session

The General Session of the Board of Directors was called to order at 4:47 p.m.

General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to APPROVE the January 21, 2025; 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 01/31/25 as presented, subject to audit/review at fiscal year-end by CPA.

First Citizens CD Maturing on 03/06/25

A motion was made, seconded, and unanimously carried to roll over the CD at First Citizens Bank maturing on 03/06/25 for a term of 6 months.

General Business

Appointment of the Inspector of Election

Joseph Meuse of 19268 Lipizzan Lane and Peggy Campbell of 19342 Shetland Lane have volunteered to act as the inspectors of the election. A motion was made, seconded, and unanimously carried to approve the

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appointment of both volunteers at this time. Note: The Kerrigan Ranch II governing documents state the inspector must be 1 or 3.

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. Management has been requested to set up a landscape walk to be conducted in March to evaluate the areas.

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

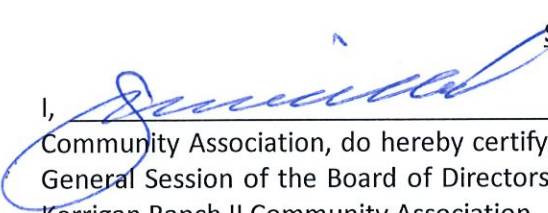
Next Meeting

NOTE: Meetings of the Board of Directors are held monthly. The next meeting of the Board of Directors is scheduled for Tuesday, April 15, 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 adjourn at 5:17 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