

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
MAY 21, 2025**

NOTICE Upon due notice given and received, the regular meeting of the Board of Directors of the Kerrigan Ranch II Community Association was held on May 21, 2025.

PRESENT

Joe Michel, President
Henry Trivedi, Vice President
Kiran Shah, Member at Large
Mauricio Solorzano, Secretary
George Gurrola and Lori Yarborough, StoneKastle Community Management, Inc.

ABSENT Steve Fitzpatrick, Treasurer

CALL TO ORDER The meeting was called to order at 5:13 pm.

**EXECUTIVE
SESSION
DISCLOSURE**

Management will disclose that the Board met in an Executive Session held prior to the Regular Meeting on May 21, 2025, to discuss member collections, Approve the Executive Session Meeting Minutes and discuss ongoing legal issues.

MINUTES A motion was made, seconded and unanimously carried to approve the General session minutes from April 16, 2025.

**FINANCIAL
STATEMENTS**

A motion was made, seconded and unanimously carried to approve the financial statements from April 30, 2025; they are subject to an audit at Fiscal Year End.

AUDIT A motion was made, seconded and unanimously carried to approve the 2024 VanderPol Draft Audit.

**DELINQUENCY
REPORT AND
LIENS**

N/A

**GENERAL
BUSINESS**

The Board requested to move \$225,000.00 from the matured Morgan Stanley account. And for management to find the best available rates for reinvestment, for the Board to review and approve.

The Board requested to have all landscape proposals removed from the agenda until further notice. Unless it is an emergency.

A motion was made, seconded and unanimously carried to approve the reserve study for \$375.00 for the 2026 reserve study with RDA.

The Board requested that management reach out to both holiday lighting vendors to see if they will consider providing a discounted rate if the Board agrees to a two-year contract. The Board also requested that management send scope of work from the two vendors that provided the bids to the prior lighting company to provide their 2025 holiday lighting proposal.

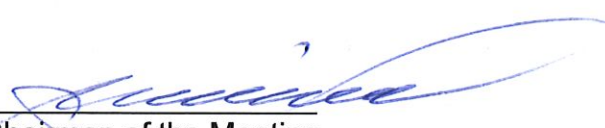
ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 6:30 p.m.

ATTEST

Respectfully Submitted by George Gurrola, Community Manager.

APPROVED


Chairman of the Meeting

SECRETARY'S CERTIFICATE

I hereby certify that I am the duly Appointed and Acting Secretary of the Kerrigan Ranch II Community Association and do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held May 21, 2025, as approved by the Chairman of the Meeting.

Acting Secretary