KERRIGAN RANCH II COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JUNE 18, 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 June 18, 2025, at 6:30 pm.

PRESENT

Joe Michel, President
Henry Trivedi, Vice President
Steve Fitzpatrick, Treasurer
Kiran Shah, Member at Large
Lori Berger and Lori Yarborough, StoneKastle Community Management, Inc.

ABSENT

Mauricio Solorzano, Secretary

CALL TO ORDER

The meeting was called to order at 6:31 pm.

EXECUTIVE SESSION DISCLOSURE

Management will disclose that the Board met in an Executive Session held prior to the Regular Meeting on June 18, 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 May 21, 2025.

FINANCIAL STATEMENTS

A motion was made, seconded and unanimously carried to approve the financial statements from May 31, 2025; they are subject to an audit at Fiscal Year End.

Joe, Arielle & Lori had a zoom meeting to discuss the financials. Below is what came out of that meeting:

1. A motion was made, seconded and unanimously carried to approve that the cover sheet has enough detail.
2. A motion was made, seconded and unanimously carried to approve the Reserve Reallocations.
3. A motion was made, seconded and unanimously carried to approve to make the allowance for bad debt number to zero (0).
4. A motion was made, seconded and unanimously carried to approve that all interest from the CD's get deposited into the Money Market.
5. A motion was made, seconded and unanimously carried to approve that all the tree trimming has been reclassed to Reserves. The Board will see a zero (0) on the actuals for year to date. Actual bank transfer will be reflected in June financials.

DELINQUENCY REPORT AND LIENS Nothing at this time.

GENERAL BUSINESS

A. A motion was made, seconded and unanimously carried to approve the Fuel Modification Clearing done by Villa Park Landscape: Additional area added to Fuel Modification by the OCFA at the top of Connemara for $2,650.00.
B. A motion was made, seconded and unanimously carried to approve the Steeplechase Irrigation Pump Repair with the Grundfos Seal by Villa Park Landscape for $1,550.00.
C. A motion was made, seconded and unanimously carried to approve the Holiday Lighting Proposal below:
   - Glow Pros, the cost will be adjusted to $6,750.00 for a 2-year agreement.
D. A motion was made, seconded and unanimously carried to approve the Architectural approval of replacing the windows at 19222 Falabella.
E. A motion was made, seconded and unanimously carried to approve the June 5, 2025 reserve study as prepared by RDA (Reserve Data Analysis).

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:16 p.m.

ATTEST Respectfully Submitted by Lori Yarborough, 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 June 18, 2025, as approved by the Chairman of the Meeting.

Acting Secretary　　　　7/16/25
Date