KERRIGAN RANCH II COMMUNITY ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
JULY 16, 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 July 16, 2025, at 5:30 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 6:05 pm.

EXECUTIVE SESSION DISCLOSURE Management will disclose that the Board met in an Executive Session held prior to the Regular Meeting on July 16, 2025, to discuss member collections, Approve the Executive Session Meeting Minutes and discuss ongoing legal issues.

CONSENT CALENDAR

MINUTES A motion was made, seconded and unanimously carried to approve the General session minutes from June 18, 2025.

FINANCIAL STATEMENTS A motion was made, seconded and unanimously carried to approve the financial statements from June 30, 2025, subject to audit at Fiscal Year End.

MATURING CD A motion was made, seconded and unanimously carried to approve to have Management obtain best rates/terms for renewal on the First Citizens Bank CD which expires on 8/6/2025 and to renew the CD amount of $19,500.00.

DELINQUENCY REPORT AND LIENS A motion was made, seconded and unanimously carried to accept the Delinquency Reports as prepared by management. There are no noted pre-liens, liens for approval, collections, or items at attorney at this time. The Delinquency Report noted a balance of $20,549.89 as of June 30, 2025.

GENERAL BUSINESS

ARCHITECTURAL APPLICATIONS

A motion was made, seconded and unanimously carried to accept the architectural recommendations submitted by Smith Architects as noted below. The Board of Directors requested to be provided with the full applications where denials were received so those applications could be re-reviewed. The Board of Directors reaffirmed that any applications received and submitted to Smith Architects should also be submitted to the Board of Directors moving forward. Any reconsideration of denied applications will be re-reviewed at the August meeting.

ADDRESS	IMPROVEMENT	DETERMINATION
19131 Falabella Lane	Moderate – Rear Yard Modifications	Denied #3
19222 Falabella Lane	Minor, Window Replacement	Approved w/conditions.
19656 Morgan Ct.	Moderate, Rear Yard Landscape	Denied
19375 Shetland Lane	Front Yard Landscape Modifications	Approved w/conditions.
19333 Steeplechase	Artificial Turf Installation, Rear Yard	Approved
19573 Cleveland Bay	Paint home exterior – "like for like"	Approved

LANDSCAPE IRRIGATION PUMPS

The Board of Directors received information pertaining to the number, location, and maintenance requirements and frequency of the irrigation pumps within the Community. Management provided the Board of Directors with the maintenance schedule and informed the Board that proposals were currently being obtained for the (9) nine pumps. No action was taken.

LANDSCAPE PROPOSALS

A motion was made, seconded and unanimously carried to accept the following proposals submitted by Villa Park Landscape in a total amount NTE $13,267.50. Proposals for installation of plant materials will be expensed through account #05245. All irrigation proposals will be expensed through Reserve Account #09470. All other proposals were declined.

LANDSCAPE PROPOSALS Cont.

DESCRIPTION	AMOUNT
IRRIGATION - Replace malfunctioning Weather Track Face Panel	$2,400.00
IRRIGATION - Replace non-working flow sensor Controller G	$1,450.00
Install plant material in bare areas at sidewalk Red Roan	$2,277.50
Install plant material in bare areas E. Clydesdale/Bastanchury	$2,265.00
Install plant material in bare areas W. Clydesdale/Bastanchury	$4,875.00
TOTAL	**$13,267.50**

LANDSCAPE CONTRACT INCREASE

A motion was made, seconded and unanimously carried to table the matter of Villa Park's landscape contract increase request to the August 2025 meeting.

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 6:36 p.m.

ATTEST

Respectfully Submitted by Lori Berger, 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 on July 16, 2025, as approved by the Chairman of the Meeting.

Acting Secretary

8/20/25
Date