KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
AUGUST 20, 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 August 20, 2025, at 5:45 pm.

PRESENT

Joe Michel, President
Henry Trivedi, Vice President
Steve Fitzpatrick, Treasurer
Kiran Shah, Member at Large

ALSO PRESENT 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 August 20, 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 of July 16, 2025.

FINANCIAL STATEMENTS A motion was made, seconded, and unanimously carried to approve the financial statements ending July 31, 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 MS State Bank CD in the amount of $100,000.00 which expires on 08/29/25.

RATIFICATIONS A motion was made, seconded, and unanimously carried to ratify the following payments:

- Splash Plumbing in the amount of $1,358.50.
- OC Pump in the amount of $480.00.

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

CONT. this time. The Delinquency Report noted a balance of $19,073.94 as of July 31, 2025.

UNFINISHED BUSINESS

2025 RESERVE STUDY A motion was made, seconded, and unanimously carried to table the matter of the 2025 draft Reserve Study until the September meeting.

NEW BUSINESS

2026 DRAFT BUDGET A motion was made, seconded, and unanimously carried to table the matter of the 2026 draft budget until the September meeting.

INSURANCE RENEWAL A motion was made, seconded, and unanimously carried to accept the 2025-2026 insurance renewal proposal submitted by LaBarre/Oksnee for a total renewal premium of $35,846.02.

LANDSCAPE INCREASE A motion was made, seconded, and unanimously carried to approve the request from Villa Park to increase the landscape contract from $21,421.00 annually to $22,391.00 annually effective 1/1/2026. The contract includes color changes and tree trimming.

IRRIGATION PUMP REPAIR/REPLACE A motion was made, seconded, and unanimously carried to approve the proposal submitted by Eagle Pump Services, Inc. to replace the failing pump on Shetland at a cost not to exceed $6,294.65. Costs will be expensed from Reserve Account #09470.

A motion was made, seconded, and unanimously carried to approve the proposal submitted by Eagle Pump Services, Inc. to provide annual maintenance of the 9 irrigation pumps at a cost not to exceed $2,340.00.

PLUMBING V-DITCH The matter of approval of the hydro jetting proposal submitted by Splash Plumbing in an amount not to exceed $875.00 at the V-Ditch behind 19377 Steeplechase Way was noted as approved. The bill could be charged back to Villa Park Landscape once the root cause has been determined. Management will place this item on the September Agenda.

TAX MATTERS FILING

A motion was made, seconded, and unanimously carried to approve the transfer in the amount of $12,000.00 from Operating to Reserves to reduce $170.00 in tax liability, per the CPA.

MONUMENT LIGHTING

A motion was made, seconded, and unanimously carried to obtain an additional proposal for the failed monument lights and bring this item back to the September meeting.

ARCHITECTURAL RATIFICATIONS

A motion was made, seconded, and unanimously carried to accept the architectural recommendations submitted by Smith Architects regarding 19131 Falabella Lane. The Board granted a variance on the percentage of hardscape requirement to accommodate the plans/ project.

ADDRESS	IMPROVEMENT	DETERMINATION
19131 Falabella Lane	Moderate – Rear Yard Modifications	Denial #4 - variance on hardscape
19444 Shetland Lane	Exterior House Painting	Approved

COMMUNITY INFORMATION

Annual Calendar
Front Sheet
Work Order Report dated 07/16/25-08/12/25
Task List Report dated 07/16/25
Site Walk Report dated 07/21/25
Maps

ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 6:50 p.m.

ATTEST

Respectfully Submitted by Lori Berger, Community Manager.

APPROVED

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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 August 20, 2025, as approved by the Chairman of the Meeting.

_______________________________ 9-17-25
Acting Secretary Date