KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
SEPTEMBER 17, 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 September 17, 2025, at 5:30 pm.

PRESENT
Joe Michel, President
Henry Trivedi, Vice President
Mauricio Solorzano, Secretary
Steve Fitzpatrick, Treasurer
Kiran Shah, Member at Large

ALSO PRESENT Lori Berger and Lori Yarborough - StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 5:37 pm.

EXECUTIVE SESSION DISCLOSURE Management will disclose that the Board met in an Executive Session held prior to the Regular Meeting on September 17, 2025, to discuss member collections, member discipline, approve the Executive Session Meeting Minutes and to discuss ongoing legal issues.

MINUTES A motion was made, seconded and unanimously carried to approve the Regular Session minutes from August 20, 2025.

FINANCIAL STATEMENTS A motion was made, seconded, and unanimously carried to accept the financial statements from August 31, 2025, subject to audit at Fiscal Year End.

RATIFICATIONS

DIRECTOR REIMBURSEMENT A motion was made, seconded, and unanimously carried to approve to ratify the reimbursement to Director Solarzano in the amount of $814.87 for expenses related to the upcoming holiday party.

MATURING CD A motion was made, seconded, and unanimously carried to approve to ratify reinvesting the maturing CD in the amount of $19,500.00 at a rate of 4.75%.

DELINQUENCY REPORT AND LIENS A motion was made, seconded, and unanimously carried to approve to lien homeowner account number #2341009656 with a delinquent balance of $846.00 as of August 31, 2025.

GENERAL BUSINESS

RESERVE STUDY Review only. No action was needed.

2026 DRAFT BUDGET A motion was made, seconded, and unanimously carried to approve to table the matter of the draft 2026 budget until the October meeting pending further revisions.

MONUMENT LIGHTING PROPOSALS A motion was made, seconded, and unanimously carried to approve the Team Lighting proposal in the amount of $1,150.00 to replace 8 failed bulbs at both entryway monuments.

MONUMENT SIGN PROPOSALS A motion was made, seconded, and unanimously carried to approve the proposal submitted by Vasin Signs in the amount of $17,192.00 to replace the signage on both sides of the two (2) entryway monuments in addition to the equine logo. Management was directed to find inquire as to an approximate timeline for fabrication and installation and a mock-up will be provided to the Board prior to final approval. In the interim, an attempt is being made by Management to locate the vector image. Costs for the project will be expensed from Reserve account #02800.

PLUMBING PROPOSAL A motion was made, seconded, and unanimously carried to decline to approve the proposal to cut out the failed drain line at the rear yard of 19377 Falabella. Management will contact the owner in an attempt to have the owner attempt to clear the clog at the backyard area. In the interim, Director Fitzpatrick will obtain a title report to show any drainage easements of the Association that run through the property of this residence.

ARCHITECTURAL RATIFICATIONS A motion was made, seconded, and unanimously carried to ratify the following architectural determinations made by the Association's architect as indicated below, with the exceptions of 3851 Belgian Way which was approved by the Board of Directors and 19131 Falabella which was previously denied and is being tabled to the October meeting as the homeowner wishes to meet with the Board regarding the denial to discuss further. The Board of Directors requested that Management inform the applicant of 19707 Cleveland Bay to resubmit the architectural application with Phase I only.

ADDRESS	IMPROVEMENT	DETERMINATION
3851 Belgian Way	House Painting	Approved
3850 Jutland Ave.	Minor-Front/Rear Yard	Approved
4032 Paso Fino Way	Minor – Pool coping, tile, plaster	Approved
19131 Falabella	#4 Denial w/variance H/O requests re-review	Denied #4 Table to October
19181 Falabella	Minor – Pool, Spa, Solar Panels	Approved w/conditions
19707 Cleveland Bay	Moderate Landscape – H/O requests BOD review.	Denial #1

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 6:54 p.m.

ATTEST Respectfully Submitted by Lori Berger, Senior 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 that the foregoing is a true and correct copy of the Minutes of the Board of Directors Meeting held on September 17, 2025, as approved by the Chairman of the Meeting.

10-15-25

Acting Secretary Date