

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
NOVEMBER 19, 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 November 19, 2025, at 5:30 p.m.

PRESENT Joe Michel, President
Henry Trivedi, Vice President
Steve Fitzpatrick, Treasurer
Kiran Shah, Member at Large (Electronically Present)

ALSO PRESENT Lori Berger, CMCA, AMS - StoneKastle Community Management, Inc.

ABSENT Mauricio Solorzano, Secretary

CALL TO ORDER The meeting was called to order at 5:33 p.m.

**EXECUTIVE
SESSION
DISCLOSURE** Management will disclose that the Board met in an Executive Session held prior to the Regular Meeting on November 19, 2025, to discuss member collections, member discipline, approve the Executive Session Meeting Minutes, conduct hearings and to discuss legal issues.

MINUTES A motion was made, seconded and unanimously carried to approve the Regular Session minutes from October 15, 2025.

**HOMEOWNER
FORUM** There was one (1) homeowner present to discuss an architectural application.

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

EXPIRING CD'S A motion was made, seconded, and unanimously carried to contact the Association's investment broker to approve the purchase of a new CD to diversify funds that are over the FDIC limit in the cash account. The broker will be instructed to obtain a 6-month CD at the best rate, or at least 3.75%, if possible.

RATIFICATIONS None at this time.

**DELINQUENCY
REPORT AND
LIENS** No action needed at this time.

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UNFINISHED BUSINESS

2026 BUDGET A motion was made, seconded, and unanimously carried to approve the 2026 Budget with no assessment increase. The monthly assessment dues will remain unchanged at \$215.00 per unit per month.

**2026 FINAL
RESERVE STUDY** A motion was made, seconded, and unanimously carried to accept the final reserve study report which indicates that the Association is 96% funded.

NEW BUSINESS

**ANNUAL ELECTION
PROPOSALS** A motion was made, seconded, and unanimously carried to approve the proposal submitted by Ballot Box for in-person attendance at a minimum cost of \$1,490.00, not including lack of quorum rescheduled meeting(s).

**AUDIT
PROPOSAL** A motion was made, seconded, and unanimously carried to approve the proposal submitted by VanDerPol and Company in the amount of \$1,650.00 for 2025 fiscal year end tax and audit preparation services.

**WOOD FENCE
PROPOSALS** A motion was made, seconded, and unanimously carried to table the matter of wood fence repair/painting proposals until the January meeting. In the interim, management will obtain an additional proposal for the repairs/painting and request that Villa Park cut back the bushes at the wood fencing area.

**LANDSCAPE
PROPOSALS** A motion was made, seconded, and unanimously carried to approve the proposal submitted by Villa Park in the amount of \$2,820.00 to install plant material at the bare slope area behind 19596 Connemara.

**PLUMBING 19377
STEEPLECHASE** A motion was made, seconded, and unanimously carried to approve the proposal submitted by Splash Plumbing in the amount of \$2,281.97 to repair the broken drain line at the rear yard of 19377 Steeplechase. This is an association-maintained drain connected to the landscape v-ditch. Management was instructed to have the plumber provide the cause of the broken drain line and to put the yard back in the condition it was

found after completing the repairs.

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ARCHITECTURAL

RATIFICATIONS A motion was made, seconded, and unanimously carried to ratify the following architectural determinations made by the Association's architect as noted below:

ADDRESS	IMPROVEMENT	DETERMINATION
19707 Cleveland Bay	Moderate – Rear Year Pool/Spa	RESUBMITTAL – POOL APPROVED W/CONDITIONS
19707 Cleveland Bay	Whole House Renovation	APPROVED – Excepting of Exterior Custom Paint. Owner will submit paint plan.
19883 Red Roan	Side Gate Installation	Denied – Due to insufficient information. Told to resubmit.
19695 Cleveland Bay	Pool/Spa Installation	Denied – Due to unfinished project. Owner requests more time and change of plans. APPROVED for 6-month extension.
19916 Trotter Lane	Patio Cover	Approved w/conditions noted.
19131 Falabella	Rear yard hardscape/landscape/Etc.	Approval subject to conditions noted.
3765 Welsh Pony	Driveway/Garage Doors	Denied – Due to insufficient information. Told to resubmit.
4061 Paso Fino	Rear yard hardscape/landscape/pool/spa/etc.	Denied – Due to insufficient information. Told to resubmit.

**COMMUNITY
INFORMATION**

The Board of Directors received the following information and/or reports. No action was needed:

Annual Calendar
Front Sheet
Work Order report 10/10/25-11/12/25.
Task List Report 10/15/25.
Site Drive Report 10/28/25.
Landscape Communications/Broken Main Lines
Conservancy Report
Maps

MEETING DATES The next meeting of the Board of Directors will be held on Wednesday, January 21, 2025, at 4:30 p.m. at the office of StoneKastle Community Management. No December meeting will be held.

ADJOURN There being no further business to come before the Board of Directors

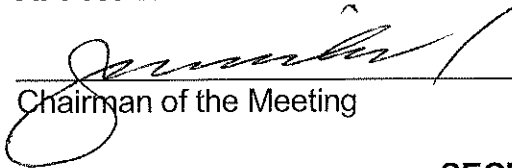
at this time, the meeting was adjourned at 6:12 p.m.

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ATTEST

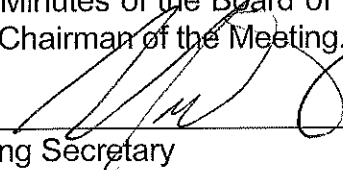
Respectfully Submitted by Lori Berger, Senior Community Manager.

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 November 19, 2025, as approved by the Chairman of the Meeting.


Acting Secretary

1-21-25
Date