

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
JANUARY 21, 2026**

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 January 21, 2026, at 5:30 p.m.

PRESENT Joe Michel, President
Henry Trivedi, Vice President (Left the meeting at 5:35 p.m.)
Steve Fitzpatrick, Treasurer
Mauricio Solarzano, Secretary
Kiran Shah, Member at Large

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

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 January 21, 2026, to discuss member collections, member discipline, approve the Executive Session Meeting Minutes, conduct hearings and to discuss legal issues.

**HOMEOWNER
FORUM**

There were no homeowners present for homeowner forum.

**CONSENT
CALENDAR**

MINUTES A motion was made, seconded and unanimously carried to approve the Regular Session minutes from November 19, 2025.

**FINANCIAL
STATEMENTS**

A motion was made, seconded, and unanimously carried to accept the financial statements ending November 30, 2025, and December 31, 2025, subject to audit at Fiscal Year End.

RATIFICATIONS

(i) A motion was made, seconded, and unanimously carried to ratify the CD purchased on 11/24/2025 in the amount of \$100,000.00 at 3.8000% for six (6) months.

(ii) A motion was made, seconded, and unanimously carried to ratify the change order requested by Vasin Signs for the addition of the two (2) equine plaques in the amount of \$1,948.44.

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**COMMUNITY
INFORMATION**

The Board of Directors reports. No action was

and/or

Annual Calendar
Front Sheet
Work Order report
Task List Report
Site Drive Report
Homeowner, Ver
Maps

*Scan & put in
book*

MEETING DATES

The next meeting of the
February 18, 2026, at 4:30
Management.

esday,
Community

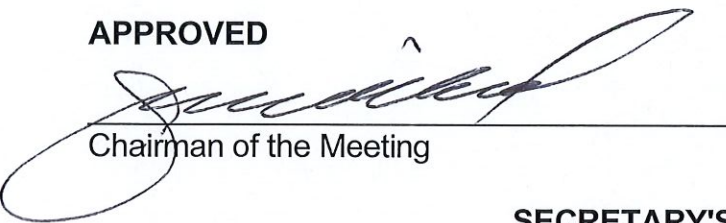
ADJOURN

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 6:15 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 January 21, 2026, as approved by the Chairman of the Meeting.

Acting Secretary

Date