

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MARCH 25, 2026, AT 5:00 PM**

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 Wednesday, March 25, 2026, at 5:00 p.m.

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

ALSO PRESENT Lori Yarborough - StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 6:11 p.m.

**EXECUTIVE
SESSION
DISCLOSURE** Management will disclose that the Board met in an Executive Session before this meeting to Discuss, Collections, Approve the Executive Session Meeting Minutes and Obtain Legal Issues Status.

**HOMEOWNER
FORUM** None at this time.

MINUTES A motion was made, seconded and unanimously carried to approve the Regular Session minutes from February 23, 2026. All in favor. Motion carried.

**FINANCIAL
STATEMENTS** A motion was made, seconded, and unanimously carried to approve the financial statements for February 28, 2026, subject to audit at Fiscal Year End. All in favor. Motion carried.

**DELINQUENCY
REPORT AND
LIENS** **February 2026**
Management will state the account numbers of the homeowners should have a lien placed on their home for unpaid assessments. Discussion should take place in Executive Session; however, the approval of lien filing & foreclosure must be done in open session. The Board will be requested to accept the following reports: ***No action needed.***

NEW BUSINESS

LANDSCAPE PROPOSALS

A motion was made, seconded, and unanimously carried to approve numbers four (4) and five (5) proposals below for a total of \$2,202.50. All in favor. Motion carried.

VENDOR	PROPOSAL	AMOUNT	PAGES
Villa Park	Upgrade Corner of Steeplechase & Clydesdale VPL1739-26 Remove failed Myoporum 8 hrs. \$40.00 ea. Install several recommended plants	\$1,887.50	50
	Upgrade Corner of Jutland & Morgan Ct. VPL2036-26 Install 9-5 gallon Star Jasmine \$35.00 ea.	\$315.00	51

ARCHITECTURAL APPLICATIONS

The following architectural applications were received by Management and forwarded to Smith Architects for architectural determinations. Architectural determinations are noted below. The Board should consider whether to accept the determinations made by the architect in a sweeping motion. Any item not accepted can be eliminated from the motion. Last month at the meeting the Board asked why it showed a \$285.00 arch fee, which is \$250.00 HOA fee and a \$35.00 processing fee.

ADDRESS	IMPROVEMENT	DETERMINATION
3850 Jutland	Pool refinished, wrought iron railing	Resubmittal <i>ARC Approved – Hand Carry</i>
19927 Trotter	Backyard Remodeling	At Architect
19131 Falabella	Pavers for front entry and planter	Resubmittal
19883 Red Roan Lane		Resubmittal

IRON FENCE REPAIRS

A motion was made, seconded, and unanimously carried to approve Iron Fence Repairs on Morgan Court below from StoneKastle Maintenance for \$1,200.00. All in favor. Motion carried.

VENDOR	DESCRIPTION/AREA	COST	PAGES
StoneKastle Maintenance	Fence repairs on Morgan	\$1,050.00 plus \$150.00 for supplies	

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NEXT MEETING Board of Directors Meeting is scheduled to be held on Wednesday, April 15, 2026, at 4:30pm.

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 6:48 p.m.

ATTEST Respectfully Submitted by Lori Yarborough, 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 March 25, 2026, as approved by the Chairman of the Meeting.

Acting Secretary

Date