

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, MAY 20, 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, May 20, 2026, at 5:00 p.m.

PRESENT Joe Michel, President
Henry Trivedi, Vice President
Joe Meuse, Secretary
Steve Fitzpatrick, Member at Large

ABSENT Mauricio Solarzano, Treasurer

ALSO PRESENT Lori Yarborough - StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 5:25 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 Issue Status.

**HOMEOWNER
FORUM** None at this time.

MINUTES A motion was made, seconded and unanimously carried to approve the Regular Session Minutes and Organizational Minutes from April 15, 2026. All in favor. Motion carried.

**FINANCIAL
STATEMENTS** A motion was made, seconded, and unanimously carried to approve the financial statements for April 30, 2026, subject to audit at Fiscal Year End. All in favor. Motion carried.

**DELINQUENCY
REPORT AND
LIENS** **April 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.

A motion was made, seconded, and unanimously carried to approve the lien below. All in favor. Motion carried.
*2344519737

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**UNFINISHED
 BUSINESS**

VENDOR	PROPOSAL	AMOUNT
Villa Park	Upgrade Oldenberg adjacent to 4077 VPL1736-26 Remove 4 failed shrubs and 3 remaining stumps. Option #1 Install 7-5 gallon shrubs @ \$45ea. Torch Glow Bougainvillea or Rapheiolepis 'umbellata' - \$765.00 Option #2 Install 7-15 gallon shrubs @185ea. Torch Glow Bougainvillea or Rapheiolepis 'umbellata'- \$1,745.00	
	Upgrade Parkway on Clydesdale VPL1737-26 Install 9-15 gal Rapheiolepis \$35 ea.	\$315.00
	Upgrade Electrical Box on VPL1738-26 Install gravel infill, Remove top layer of dirt and infill with gravel. Install 2yds of $\frac{3}{4}$ gravel or Pea Gravel	\$910.00

**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
3855 Welsh Pony	Painting touch up of wall cap	Sent BOD
4052 Paso Fino	Landscaping update/wood pergola	At Architect
19883 Red Roan Lane	Pavers for front door entry	Resubmittal
19695 Cleveland Bay	Notice of Completion	

A motion was made, seconded, and unanimously carried to approve the Landscape plants application at 3775 Welsh Pony. All in favor. Motion carried.

**CAL WILDFIRE
PREVENTION
GRANT**

Management Contacted Bethany Ross regarding the grant to assist with wildfire prevention. Attached for Board review is the fiscal sponsorship agreement.

A motion was made, seconded, and unanimously carried to approve of having Bethany Ross write up the proposal for the grant, Kerrigan would be one of the clients and the fee which is unknown at this time will be divided between the applicants. All in favor. Motion carried.

**RESERVE
STUDY BID**

A motion was made, seconded, and unanimously carried to approve the Reserve Data Analysis full site inspection is due in 2026 for \$650.00. All in favor. Motion carried.

NEXT MEETING

Wednesday, June 17, 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 6:22 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 April 15, 2026, as approved by the Chairman of the Meeting.

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Acting Secretary

Date