

**KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JUNE 17, 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, June 17, 2026, at 5:00 p.m.

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

ALSO PRESENT Lori Yarborough - StoneKastle Community Management, Inc.

CALL TO ORDER The meeting was called to order at 6:14 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 May 20, 2026. All in favor. Motion carried.

**FINANCIAL
STATEMENTS** Financial statements for May 31, 2026, subject to audit at Fiscal Year End. The CD that renewed on June 6, 2026 rolled over at the best rate available.

Arielle Wilson will reclass the fees and expenses on the architectural charges and expenses paid, this will be reflected in the June financial statement reflecting 6 months' expenses and revenue.

A motion was made, seconded and unanimously carried to approve that there is a Due to Reserves in the amount \$15,000.00 on your financial statement that has been there since November of 2025 – Arielle Wilson recommended that the Board repay the reserves at this time. You have the operating cash to comfortably repay this payment to the reserves. All in favor. Motion carried.

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**DELINQUENCY
 REPORT AND
 LIENS**

MAY 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.
No action needed.

**UNFINISHED
 BUSINESS**

LANDSCAPE PROPOSALS

Javier Reyes – from Villa Park Landscaping was in attendance to check in with the Board. Javier addressed several pending proposals.

A motion was made, seconded and unanimously carried to approve the following proposals below: All in favor. Motion carried.

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	
	Upgrade Parkway on Clydesdale VPL1737-26 Install 9-15 gal Rapheiolepis \$35 ea.	\$315.00
	VPL3865-26 3811 Belgian back slope Remove 1 dead tree	\$150.
	3795 Welsh Pony Ln. Remove 2-broken Toyon tree branches	\$250 \$250
	Remove 2-Melaleuca trees	
	3765 Welsh Pony Ln. Back slope Remove 1- Melaleuca Tree	\$280
	3700 Welsh Pony Ln. back slope Remove 1- Melaleuca Tree	\$150.
	19907 Trotter Ln. Back slope Remove 1- Large Melaleuca Tree	\$450
	19927 Trotter Ln. Back slope Remove 2- Melaleuca Tree	\$400

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	VPL3866-26 19402 Connemara Ct Remove Rosemary 13-5 gallon Rapheiolepis Clara	\$659.20
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**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, that is \$250.00 HOA fee and a \$35.00 processing fee.

ADDRESS	IMPROVEMENT	DETERMINATION
3855 Welsh Pony	Painting touch up of wall cap	Denied

**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. Bethany Ross explained that there is a fee for her to write up the proposal for the grant, Kerrigan would be one (1) of the clients and the fee which is unknown at this time will be divided between the applicants. Bethany stated the only way to reduce the cost to write the specification would be for Kerrigan Ranch to find other communities to join in our efforts. At this time the Board tables the issue.

**COMMUNITY
INFORMATION**

Annual Calendar
Front Sheet
Work Order Report 05/13/2026 – 06/11/2026
Task List Report 05/20/2026
Homeowner, vendor, management communications – Villa Park/OCFA
Storm Drain Maintenance Areas (City of Yorba Linda)
Maps

NEXT MEETING Wednesday, July 15, 2026, at 4:30pm.

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ADJOURN There being no further business to come before the Board of Directors
at this time, the meeting was adjourned at 6:31 p.m.

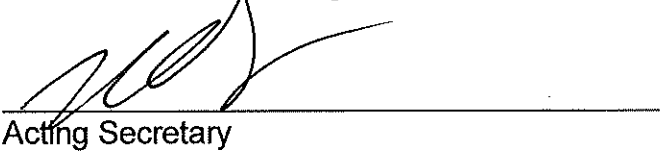
ATTEST Respectfully Submitted by Lori Yarborough, Community Manager.

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 June 17, 2026, as approved by the Chairman of the Meeting.


Acting Secretary


Date