KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JULY 15, 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, July 15, 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 5:16 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 with 1 change to amending Joe Meuse and Mauricio Solarzano's positions of June 17, 2026. All in favor. Motion carried.

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

Morgan Stanley Rates provided for Board discussion. The Board approved to invest the $577,254.52 that is currently in a Morgan Stanley money market and place as follows at Morgan Stanley: s $200,000 will be invested in 3-month Cd, $200,000 will be invested in a 6-month Cd, $100,000 will be invested in a 9-month Cd the remaining $77,254.52 will be placed in a 1yr Cd.

The Board also directed management on the $153,278.71 currently in First Citizen Money Market to place $100,000 of that into First Citizens Cd, the remaining will be left in the Money Market.

DELINQUENCY REPORT AND LIENS

JUNE 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:

A motion was made, seconded, and unanimously carried to approve to lien delinquent account 2344519737 All in favor. Motion carried.

UNFINISHED BUSINESS

LANDSCAPE PROPOSALS

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

VENDOR	PROPOSAL	AMOUNT
Villa Park	VPL4039-26 Upgrade slope along Clydesdale install 16-5 gallon Toyon at $35.00 each	576.80

NEW BUSINESS

ARCHITECTURAL APPLICATIONS Currently there aren't any open or pending applications for Board review.

NEXT MEETING Wednesday, August 19, 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 6:30 p.m.

ATTEST Respectfully Submitted by Lori Yarborough, Community Manager.

APPROVED

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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 July 15, 2026, as approved by the Chairman of the Meeting.

______________________________ 8-19-26
Acting Secretary Date