KERRIGAN RANCH II COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MARCH 12, 2013

MINUTES

NOTICE

With notice, the regular meeting of the Board of Directors of The Kerrigan Ranch II Community Association was held on March 12, 2013 at 7:00 pm, at the San Lorenzo Clubhouse.

PRESENT

Steve Yetzke, President
Ron Prosser, Vice President
Jim Flanders, Treasurer
Caleb Tucker, Secretary
Marty Coughlin, Director

Taryn Martin, StoneKastle Community Management, Inc.

CALL TO ORDER

The meeting was called to order at 7:00 PM by Steve Yetzke, President.

OPEN FORUM

Two (2) homeowners were present to listen to the Board discuss the agenda items.

CONSENT CALENDAR

Motion was made by Caleb Tucker, seconded by Steven Yetzke to approve the regular meeting minutes January 8, 2013. Motion carried unanimously.

Motion was made by Jim Flanders, seconded by Ron Prosser to accept the February 28, 2013 financial statement. Motion carried unanimously.

UNFINISHED BUSINESS

LED Lights

Motion was made by Ron Prosser, seconded by Steven Yetzke to approve the proposal as received by MaxOn Lighting to install LED lights at the Clydesdale and Quarter Horse entrances for $8,752.28. The Board requested Management work with MaxOn in regard to the additional LED lights to be installed at the Quarter Horse entrance. Motion carried unanimously.

Motion was made by Caleb Tucker, seconded by Ron Prosser to terminate lighting services with Three Phase Electric effective April 1, 2013. Motion carried unanimously.

NEW BUSINESS

Draft Audit

Motion was made by Jim Flanders, seconded by Steven Yetzke to approve the draft audit as prepared by Inouye, Shively & Longtin. Motion carried unanimously.

Motion was made by Jim Flanders, seconded by Steven Yetzke to move the excess funds from 2012, $25,148.00, to the reserve account. Motion carried unanimously.

Review of Architectural Procedures

Motion was made by Jim Flanders, seconded by Marty Coughlin to approve the architectural procedures. Motion carried unanimously.

Review of KR II Color Schemes

The Board met with Denny Pierce and Peter Girgis, representatives of Dunn Edwards Paint in order to consider painting options and exterior color schemes that can be offered from Dunn Edwards.

Pulte – Horse Trail Easement

Steve Ford with Pulte Homes attended the meeting to inform the Board of the anticipated horse trail project Pulte Homes needs to finish for the community. He requested the Board not make a decision on the proposed plans as there are further revisions to be made. No action taken.

Review of Rules and Regulations

Motion was made by Steven Yetzke, seconded by Marty Coughlin to revise the current Rules and Regulations to ensure all rules are current and in line with the governing documents of the Kerrigan Ranch II Community. Once the Board approves a draft of the rules and regulations, it will be mailed to the community for a 30 day comment period. Motion carried unanimously.

Neighborhood Watch Program

The Board reviewed the notice to be sent to the residents requesting volunteers on each street to join together to form a neighborhood watch program for KR II. The OC Sherriff Crime Prevention Specialist, Cassie Levine, has also committed to working with the KR II neighborhood watch group once it is formed.

Attorney Status Reports

Motion was made by Steven Yetzke, seconded by Jim Flanders to approve filing the lien for account 2341419822. Motion carried unanimously.

Motion was made by Steven Yetzke, seconded by Jim Flanders to approve filing the lien for account 2342029937. Motion carried unanimously.

Motion was made by Steven Yetzke, seconded by Ron Prosser to approve an 11 month payment plan for account 2342113805. Motion carried unanimously.

Motion was made by Steven Yetzke, seconded by Ron Prosser to approve an 11 month payment plan for account 2342153845. Motion carried unanimously.

Motion was made by Jim Flanders, seconded by Caleb Tucker to deny waiving any costs, rescinding the Notice of Default or a 24 month payment plan for account 2341869856. Motion carried unanimously.

ADJOURN There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 9:30 pm.

ATTEST Respectfully Submitted by Taryn Martin, Vice President of Business Operations, StoneKastle Community Management, Inc.

APPROVED BY THE BOARD 5/14/13