



Oak Ranch Estates Home Owners Association  
Supplemental Information from Board Meeting of  
May 23, 2024  
Approved July 16, 2024

Open Discussion:

Kathie read a prepared statement that explained why the Board has not provided information to homeowners as it worked with attorneys to resolve a property line issue affecting Lot 40 and a small portion of Lot 43 common area to resolve a property issue with a homeowner. She also conveyed what the attorney said regarding some owners feeling we have been secretive: he said "you're not being secretive, you're being judicious about what to disclose and not disclose regarding a sensitive topic in an effort to provide optimal conditions for "resolution". Several homeowners had questions which the Board and homeowner addressed. The homeowner questioned the expenditures for legal services which total about \$6,200. The Board confirmed that the easement document would be signed the next day. Once recorded the property owner's realtor will disclose the easement to potential buyers. One homeowner shared that he had to have a limb of an oak tree trimmed that was hanging over the house in order to retain homeowner's insurance.

Committee Reports:

*Architectural:* Two applications received for one owner to repaint their house and replace a garage door. The committee chair has been keeping copies of all applications that are received.

*Common Area:* See Maintenance below.

*Corral Area:* See Maintenance below.

*Website:* Goggle reported 35 interactions on the website in March and 45 in April.

*Firewise Community:* The committee co-chair provided information on an educational event on Saturday, May 25 from 1 to 4 at the corner of Encino and Azure Court in Saddle Mountain.

General Business:

1. Common Area and Corral Area Maintenance: Annual weed abatement in May by CREW was completed; no invoice was received but we anticipate it will be close to what we paid last year. The County cleaned out a storm drain line that was half blocked. The Board received a request to share the cost of repair of a sewer lateral line in the stables area where it abuts Saddle Mountain property. Board president C Howard spoke with the acting director of the local sanitary district, which did an inspection of the line, and she indicated the homeowner in Saddle Mountain should be responsible for payment.

2. Firewise Community Committee. Meeting attendees were encouraged to attend an educational offering on Saturday as representatives from the Fire Safe Council and fire department would be available to provide information. The Committee plans to submit their three year plan after this event and anticipates obtaining a Firewise Community designation for both OREHOA and Saddle Mountain and also plans to have a website that will link to our OREHOA website. More information will be forthcoming.

Homeowners should track improvements, tree trimming, weed removal, etc. as it helps our Association meet the expenditure requirement to meet or maintain the Firewise Community designation

3. Reserve Items: Kevin L, who volunteered to do weed control around the trail heads and at the stable entrance had requested approval to purchase a new string trimmer but now wishes to defer the request until the July meeting in order to allow time for him to research the appropriate equipment to meet our needs.

4. Legal Documents: The new legal counsel, retained on March 28, has not yet begun review of our CC&Rs and Bylaws as he had to first review the property issues noted above, prepare the easement document and negotiate with the property owner's attorney to finalize that document. The Board is hopeful he can begin review of these governing documents in June.
5. CPA Annual Compilation. Ms. Jimenez was able to complete the 2022 report and recently sent it for the Board's review. There were several discrepancies as a result of documents from two management companies that year that were noted. Also, Kathie tracks our expenses on her reports based on paid amounts and the management company tracks on accrual amounts so the reports do not match; the difference was approximately \$1,000. Kathie will sign the final report and it will be sent to homeowners and posted on the website.
6. CCAS Issues. We should soon be receiving the 2023 CPA Annual Compilation for review. Concord will prepare information on upcoming elections which will be sent out in July.
7. Election of the Board of Directors will take place at the November 12 Annual Meeting. The first notification regarding the election was sent to homeowners on May 19.
8. Reserve Study. The financial only Reserve Study will be prepared by JD Brooks this year. The Board was pleased to see that the cost of the report preparation was as budgeted.
9. Association Insurance. Our insurance agent was unable to secure coverage through our long time company and had to reach out to a new company for coverage this year. The result was a large increase. Kathie will follow up with the agent to determine if there are less expensive alternatives.
10. Corral Area Rules and Operating Rules and Regulations. These approved rules will be posted to the website.
11. CC&R Violations. Discussion of visible construction supplies.

#### Financial Business:

1. Bank statements for March and April: Balances for March 31, 2024 - Operating \$24,827.62; Reserve \$30,405.09. Operating income of \$2,349; expenses of \$1,131. Reserve income of \$143, expenses of \$4,100. No discrepancies. Balances for April 30, 2024 - Operating \$30,163.28; Reserve \$30,545.14. Operating income of \$8,172; expenses of \$2,836. No discrepancies although there was no charge for water.
2. Financial reports: March and April 2024 reports were provided by Concord last week and showed no discrepancies, although the most recent payment for tree maintenance had not yet been posted.
3. Treasurer's report: A review of budget vs. actual expense spread sheet as of today shows an operating expenditure of \$16,112 with reserve expense of \$4,100. We are on track in all expense categories except for legal where we already exceed our annual budget by \$2,773. Our expenses in this category are anticipated to continue as the legal matter affecting Lots 40 and 43 is wrapping up. Soon we will have expenses for our governing documents review. We've just received the invoice for insurance renewal and those expenses will exceed budget by \$3,386. A report showing budget vs. actual expenses for first quarter 2024 has been posted on the website. There are 3 owners who have not yet paid second quarter assessments, and 6 others who owe late fees and interest.

Respectfully submitted,     OREHOA Board of Directors