



**Oak Ranch Estates Home Owners Association
Board Meeting Executive Session
May 21, 2021**

The Board discussed delinquent accounts, including late fees and fines.

**Oak Ranch Estates Home Owners Association
Board Meeting Minutes
July 16, 2021
APPROVED September 16, 2021**

Attending:

Board members Pat Stone and Kathie Kottler. Kevin Lynn had provided comments on agenda items.

Open Discussion:

Nothing to report.

The Board meeting was called to order at 10:10 am at 603 Ridgeline Dr.

1. At the request of ASV, the language of the first sentence in item 3 under General Business from the minutes of May 21 is revised as follows: "After evaluating the fees various firms would charge to develop a new website, the Board agreed to proceed with hiring Savoy Media Works, a graphics design firm with national experience with HOAs, to create the site and connect with Wix for \$750. In addition to the lower design fee we are also saving money by not paying the professional to upload all of our documents; Pat will do this work. A motion was MSP to hire Savoy Media Works to create our new website for \$750. Kathie abstained from voting as she is the aunt of the owner of SMW." A motion was made, seconded and passed (MSP) to approve the revised Board meeting minutes of May 21. These minutes will be posted to the website.

2. Committee Reports. See Supplemental for reports.

General Business (see Supplemental Information for further notes on items below):

1. Common and Corral Area Maintenance Issues. No action needed.
2. Reserve Items. Due to a price increase and the need for one more sign, a motion was MSP to purchase three new "No Trespassing" signs for an anticipated cost of \$533.07, an increase over the previously approved \$260.
3. Website development. To save money over three years, a motion was MSP to pay \$468 for the three year plan for Wix hosting. (On July 20 the Board learned of a half-off sale and will lock in a price of \$234.)
4. Corral Area Rules change. A motion was MSP to finalize the draft revisions of May 21, 2021 and make the document effective July 16, 2021. The finalized rules will be posted to the website.
5. Reserve Study. A motion was MSP to authorize J.D. Brooks to finalize his draft report as is.
6. Board of Directors Election. Nomination forms will be sent out to owners today and are due to ASV by August 16.
7. Budget for 2022. Draft document was discussed.
8. ASV Issues. Postage rate increase will be included in 2022 budget.
9. CC&Rs and Rules Violations. No action was taken.

Financial Business (see Supplemental Information for further notes on items below):

1. Bank statements for May and June 2021 were reviewed, approved and signed by Pat and Kevin.
2. Financial reports for May and June 2021 were reviewed and accepted. They will be posted to the website.

The Board adjourned the meeting at 1:00 pm and went into Executive Session to discuss delinquent accounts, including late fees and fines.

Respectfully submitted, Board of Directors

Date of next Board Meeting was not scheduled but will be in September at 10 am at 603 Ridgeline Dr.