



**Oak Ranch Estates Home Owners Association
Board Meeting Executive Session
July 16, 2021**

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

**Oak Ranch Estates Home Owners Association
Board Meeting Minutes
September 16, 2021
APPROVED November 10, 2021**

Attending:

Board members Pat Stone, Kevin Lynn and Kathie Kottler. Three other owners attended.

Open Discussion:

Nothing to report.

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

1. A motion was made, seconded and passed (MSP) to approve the Board meeting minutes of July 16. 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. A motion was MSP to pay CREW \$2,020.39 for their work to replace the wood edging along the trail down from Sunset.
2. Reserve Items. No action was taken.
3. Board of Directors Election. A motion was MSP to approve ASV to prepare and mail out election materials. A motion was MSP to appoint volunteer-owner Pamm Duarte as Election Inspector.
4. Budget for 2022. The Board is awaiting additional financial info before approving the Budget. It will likely result in no increase to quarterly assessments and may increase corral area fees. Manure removal charges and late fees and collection fees for delinquent accounts will likely increase.
5. Resolution to file a lien on parcel 034-0-204-055 for non-payment of assessments. A motion was MSP to proceed with the process for recording a lien for non-payment of assessments.
6. CPA proposal for compilation and tax return preparation. A motion was MSP to approve paying Jimenez and Co. \$800 to prepare those financial documents for the 2021 financial year, the same price as last year.
7. Corral Area Rules revisions. A motion was MSP to accept the draft revisions and send the document out to all owners for the required 30-day review and comment period.
8. ASV Issues. The Board is not required to approve a new management agreement with ASV as we are on a month-to-month service agreement; no action was taken.
9. CC&Rs and Rules Violations. A motion was MSP to allow RV and travel trailer parking on streets for a period not to exceed 48 hours while owners are preparing the vehicle before and cleaning up after returning from a trip. No action was taken on the barking dogs issue.

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

1. Bank statements for July and August 2021 were reviewed, approved and signed by Pat and Kevin.
2. Financial reports for July and August 2021 were reviewed and accepted. They will be posted to the website.
3. A motion was MSP to refund to one owner who vacated the corral area prior to September 1 one month of stall and shed rental fees plus manure collection charges in the amount of \$141.12.

The Board adjourned the meeting at 1:10 pm and went into Executive Session to discuss delinquent accounts, including late fees and fines. The issue of grading on one lot was addressed by the owner during the Open Discussion portion of the meeting.

Respectfully submitted, Board of Directors

Date of next Board Meeting is scheduled for November 10 at 10 am at 603 Ridgeline Dr.