



**Oak Ranch Estates Home Owners Association  
Supplemental Information from Board Meeting of  
May 17, 2019  
DRAFT**

Open Discussion

No issues were brought before the Board.

2. Fill Board Vacancies

Only two owners notified Kathie of their interest in serving.

3. Committee Reports:

*Architectural:* No applications have been received.

*Common Area:* Kathie reported that CREW started the annual weed abatement on Monday and hoped to finish today, although rain may have delayed them. Their cost estimate is \$6,200, much higher than last year due to excessive growth this year. Once that is done she will contact our tree trimmer to cut a dead oak tree branch in the corral area as well as a few other trees she was aware of with low hanging branches. At the meeting the need for additional trimming of low hanging branches over sidewalks and trails was brought up and these will be included.

*Corral:* Kathie reported that one of Todd's last acts for our HOA was to fix the big back gate to Saddle Mountain by welding the brackets; this should fix the perennial problem. Another owner used the McLeod hoe to create a very nice wide path to the horse wash rack from the arena drive. Kathie reported on a leak near one horse stall that was repaired by her husband a couple of weeks ago. She is contacting a landscape contractor to rework the water line in that area and install a better hose valve riser as our gardener is not interested in doing the work. She reported we had a very high water bill in April due to a water leak in March when a hose riser was broken off and it took a while for it to be noticed and the shut off valve turned. It has since been repaired and we are now signed up for Leak Alert. She reported she has asked our gardener to paint the white pipe fence at the front corral entry over the summer when his other work load is lighter. She will get a price from CREW to do work over the summer on the dirt arena drive to improve drainage and will get a price for grading and gravel placement in front of the two upper sheds. Amber noted that there is currently one vacant stall and by July a second stall will be available. She requested that a map be prepared that shows where all water shut off valves are located. Kathie will purchase tags to place on the pipe risers at each valve box. Amber requested that dirt pushed up by gophers be dug away from our water meter and main shut off valve. Kevin volunteered to take care of that. Trisha volunteered to sell to ORE the dragger she purchased (the Board had previously approved an expenditure for this item) if an owner will do the work in the arena once she moves away. She was asked to drag the arena one more time before she leaves.

*Hospitality:* Trisha and Kathie walked thru the neighborhood in mid-April to try and meet new owners and update email records but no one was home.

*Website:* Kathie will send financial reports for March and April and approved March Minutes and Supplemental to Andrea for posting.

General Business:

1. Corral Rules. Comments from one owner pertaining to rules 2, 6 and 20 were discussed. Rule 2 - the term "dues" is incorrect and will be changed to assessments and fees. Rule 6 bullet 2 - documentation shall be provided to ASV not OREHOA. Rule 20 - it was suggested the comment about 5 mph speed limit be clarified (horses get spooked easily and speed limit must be obeyed), as well as the statement about not blocking driveway and loop (with unattended vehicles). Rule 15 - need to clarify that if it is so windy that sprinklers don't adequately wet the sand, horses shall not be released into arena as dust could blow all over (see discussion

below about arena dust control). Since changes to rules 2 and 6 are minor and of a clerical nature they will be included in the final Rules document which was approved today. Changes to rules 15 and 20 will be included in a future revised rules document.

2. Common and Corral Area Maintenance Issues:

- Weed abatement work is being done this week, including the entire pasture as with increasingly dangerous fire seasons, it is prudent for us to be good neighbors. CREW was also asked to move some of the large logs in the upper pasture away from the fence.

- Kathie noted that when she walked the trails with CREW last month she saw quite a bit of erosion and asked if she should get an estimate to repair the trails, especially in the creek areas. Both Amber and Trisha noted that with hikers and equestrians using the trails, the horses especially have done a good job of pushing the dirt around and filling in the bad spots. So no work needs to be done at this time.

3. Reserve Item. The Saddle Mountain owner fixed a portion of the damaged pasture fence and Trisha tied back some areas of loose wire and strung some rope over gaps to make the area safer for horses. Kathie received two bids to correctly fix those broken sections plus other areas where wires are sagging and poles are leaning or sunken. The lowest bidder will let her know when he can do the work. A neighbor's shrubs growing into the fence in one section will have to be trimmed back before the fence work is done.

4. Reserve Study. An on-site review of our amenities must be done every 3 years. The price for the reserve study is higher than budgeted. But Mr. Brooks is familiar with our property, does good work and we have more amenities for him to document now. It was requested that the roof on the new stall be corrected before he comes up to take photos.

5. ASV Issue. We received a complaint from Saddle Mountain about excessive dust from our riding arena blowing over several homes last month. We believe this occurred during the period of excessive winds. But we decided to investigate any products we could use to minimize the issue. Todd had told us about an equestrian facility in Paso Robles, where they have strong winds most every day, who used some special products. Amber reported on research she had done. There are issues with toxicity of some products, expense in excavating out what we have and replacing with different materials, or expense in applying other materials frequently. Our only practical solution at this time is just to remind everyone to thoroughly wet the sand before turning the horses out. If it's so windy the water from the sprinklers doesn't reach the sand then the arena can't be used that day. Amber requested that we have a landscaper perform yearly maintenance on the sprinklers so they work properly.

6. CC&R Violations. A violations letter will be sent to one owner not controlling weeds and grasses on his property.

Financial Business:

1. Account balances for March 31, 2019. Operating checking - \$29,654.79; Reserve checking - \$12,975.15.

Account balances for April 30, 2019. Operating checking - \$28,426.72; Reserve checking - \$13,325.37.

2. Financial reports for March and April 2019 will be posted on website.

4. The Board noted that more owners were delinquent than usual, possibly due to change to routing number by Union Bank. One serious delinquency was discussed in Executive Session.

Respectfully submitted,  
Board of Directors

For any HOA concerns please contact Association Services of Ventura at 805-655-7786. You will be asked to leave a message detailing your issues and a return call will be made to you to provide information or discuss.