



**Oak Ranch Estates Home Owners Association  
Board Meeting Minutes  
May 20, 2022  
APPROVED July 8, 2022**

Attending:

Board members Pat Stone, Kevin Lynn and Kathie Kottler, and one owner.

Open Discussion: see Supplemental Information

The Board meeting was called to order at 10:05 am at 603 Ridgeline Dr.

1. A motion was made, seconded and passed (MSP) to approve the Board meeting minutes of March 18. These minutes and associated supplemental information 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 Corona Tree Service \$1,800 for dead tree trimming and chipping. A motion was MSP to authorize Kevin to pay up to \$250 for an additional battery for the weed whacker and trimming line.

2. Reserve Items. A motion was MSP to pay Watkins Fence \$2,602 to provide and install four new corral pipe panels and haul away the old corroded ones.

3. Election Rules Revisions. As no comments were received from any owners, a motion was MSP to accept as final the draft Rules sent out on March 26. They will be posted to the website.

4. Update to CC&Rs and Bylaws. The Board met on April 14 and 28 and May 12 to review the Bylaws and made several changes.

5. Architectural Guidelines. This document is still under discussion; no action taken.

6. Reserve Study. A motion was MSP to approve the proposal for an on-site study by J.D. Brooks for \$780. The authorization letter was signed by Pat.

7. Insurance Policies. A motion was MSP to authorize payment of \$1,779 to Farmers for liability insurance coverage renewal.

8. Annual Meeting and Election. The date of November 15, 2022 was selected for the annual meeting and election.

9. ASV Issues: A notice regarding election by acclamation if there are no more than 3 nominees was sent to all owners on May 17. The Board will request ASV contact Saddle Mountain about placing signage on their locked gate at the end of Ridgeline.

10. CC&Rs and Rules Violations. Letters will be sent to owners in violation of maintenance, storage and vehicle rules.

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

1. Bank statements for March and April 2022 were reviewed, approved and signed by Pat and Kevin.

2. Financial reports for March and April 2022 were reviewed and accepted. They will be posted to the website.

The Board adjourned the meeting at 11:35 am and went into Executive Session to discuss delinquencies and construction on one lot.

Respectfully submitted, Board of Directors

**Date of next Board Meeting is scheduled for Friday, July 8.**