



Oak Ranch Estates Homeowners Association  
Supplemental Information from Board Meeting of  
September 17, 2024

Open Discussion:

We have new homeowners at 217 Sunset Street and received notification that two long time owners relocated about a month ago and will be placing their home on the market soon.

Committee Reports:

*Architectural:* Two applications (for replacement of windows and roof) were received and approved.

*Common Area and Corral Area:* See Maintenance below.

*Website:* Pat was reimbursed for payment of the website hosting fee. This fee was approved at the previous meeting.

*Firewise Community:* The chairs of this committee are working to obtain a new certificate listing Oak Ranch Estates as a Firewise Community as they received feedback from several owners that insurance companies did not recognize our current certificate of SMORES (Saddle Mountain Oak Ranch Estates). Email went out to all owners August 27 providing links to more information to help owners who wish to make their properties safer in the event of a fire. Although any activities to harden house or landscape are strictly voluntary, owners may find they have more peace of mind if they can perform some of the activities, and anything that is done makes it safer for all of us should a fire sweep thru.

General Business:

1. Common Area and Corral Area Maintenance. Kathie waters plants in the stables area monthly and Kevin L trims the drive area and the entrances to the common area trails; Kathie will request that he also cut grasses down near the sheds. Kevin L and his son will soon repaint the metal corral fencing and gate. Kathie trimmed the acacia at the Sunset entrance and Pat swept the sidewalk and raked leaves out of the gutters in this area. We are happy to report that no trees have fallen recently.
3. Legal Issues. The Board received written feedback from the attorney regarding the CC&Rs and Bylaws and will meet soon to discuss the comments. The Board hopes to send these documents out soon for homeowner review.
5. Concord Consulting. We have not received information regarding return of the owner information forms or the Corporate Transparency Act documents. Follow-up will be needed after the Manager returns on September 24. The Board is continuing work on the draft of the required 2024 Annual Report that OREHOA's secretary will send out in late November.
6. Board Elections. No nomination forms for serving on the Board of Directors were received by August 15. Several people may be interested but must submit the forms by September 30. The current Board members are discussing changing the Bylaws to indicate a three or five member Board as feedback indicates more members would mean more involvement in decision making and spreading out the duties of the members.
7. Board Operations Manual. A manual to help future boards is in process.
8. CC&R Violations. A letter will be sent to one homeowner regarding trimming back a bush encroaching onto the sidewalk that needs to be cut back.

Financial Business:

1. Bank statements for July and August. Reported in Minutes.
2. Financial reports. July was correct as provided and August had a minor correction needed.

3. Treasurer's report. A review of budget vs. actual expense spread sheet as of August 31 shows an operating expenditure of \$45,864 which exceeds our annual budget of just over \$36,000. We are on track in many expense categories but exceed the budget in several others, specifically legal, insurance, and website. Our major reserve expense to date is \$4,100 but we had several small expenses for plumbing repairs and replacement motors for weed whip.
4. 2025 Budget. Kathie presented a first draft of the operating budget which shows significant increases to insurance and legal line items. The Reserve contribution will also increase, though not to the level recommended by J.D. Brooks. Most line items would remain the same and others increase by 2.5% and several line items will be decreased. The budget shows the need for a significant increase to our quarterly assessments. Kathie was asked to re-work the numbers to reduce the increase. It is likely that horse stall and shed rental fees will increase to cover increased water and insurance costs.

Respectfully submitted, OREHOA Board of Directors