



**Oak Ranch Estates Home Owners Association  
Board Meeting Executive Session  
November 13, 2020**

Board discussed delinquent accounts and corral area disputes.

**Oak Ranch Estates Home Owners Association  
Board Meeting Minutes  
January 15, 2021  
APPROVED March 19, 2021**

Attending:

Board members Pat Stone, Kevin Lynn and Kathie Kottler plus 2 other home owners

Open Discussion:

See Supplemental Information.

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

1. Kathie noted she had made an error in the date of the special Board meeting that following the annual meeting. The date should have been November 17 not 13. A motion was made, seconded and passed (MSP) to approve the Board meeting minutes of November 13 and the corrected minutes of November 17. 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 spend up to \$50 on materials to repair the damaged entry gate. The Board had previously agreed to reimburse Carol Tenant \$96.58 for tool rental to remove buried metal items from her horse stall.

2. Reserve Items. The Board agreed to reimburse Kathie Kottler \$271.02 for purchase of 4 cu. yds. of fill dirt, delivered by Greg Rents, for one stall being refurbished, and to pay CREW \$300 for removing rotted railroad ties from one stall and spreading fill dirt. A motion was MSP to pay CREW up to \$400 to construct "water bars" to control erosion from water run-off out of the arena if another solution is not found.

3. Website development. Research will continue.

4. CAI dues. A motion was MSP to renew our membership for an annual fee of \$125.

5. ASV payments. A motion was MSP to authorize ASV to automatically transfer \$341 from Operating to Reserves monthly; auto pay E.J. Harrison, SCE and Ventura River Water payments; and make tax payments.

6. CPA services. No engagement letter was yet available. A motion was MSP to sign engagement letter when it arrives (expected fee for service \$800-850).

7. Neighbor issues. Letters will be sent to the four owners on whose properties lie the drainage channel, and the horse owner has been contacted about dust and odor issues.

8. ASV issues. A motion was MSP to direct ASV to continue sending out letters to horse owners reminding them to submit insurance certificates as a requirement of maintaining a horse in the corral area.

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 November and December 2020 were reviewed, approved and signed by Pat and Kevin.

2. Financial reports for November and December 2020 were reviewed and accepted. They will be posted to the website.

3. All owners were current in their assessments as of December 31, 2020.

The Board adjourned the meeting at 11:30 am and went into Executive Session to discuss delinquent accounts, neighbor dispute and RV parking/storage on one lot.

Respectfully submitted, Board of Directors

**Next Board Meeting scheduled for 10 am on March 26 at 603 Ridgeline Dr.**