



**Oak Ranch Estates Home Owners Association
Supplemental Information from Board Meeting of
January 21, 2022
DRAFT**

Open Discussion

One home is currently in escrow.

2. Committee Reports:

Architectural: No new applications have been received. The Architectural Committee and the Board will meet privately next week with an owner to discuss his plans to erect a barn and ADU on his large lot.

Common Area: Nothing was reported.

Corral Area: Nothing was reported. Horse owners will be reminded to submit their liability insurance renewal documentation to ASV. There was some discussion concerning a tenant who is interested in keeping a horse in the corral area. Pat will notify her that she can apply if she is still interested and that she and the lot owner are responsible for cost of security deposit, liability insurance, stall and shed rental fees and manure fee; owner must remain in good standing or she will be told to vacate the facility.

Website: Pat reported that she has not yet created a new Facebook page. She has contacted our website designer for help with creating new folders for 2022 and adding photos. There would be a \$75 cost to have a one-hour Zoom tutorial session.

General Business:

1. Common and Corral Area Maintenance Items: Kathie reported no owners have contacted her expressing interest in helping out with landscape maintenance. A meeting will be scheduled for Sunday, January 30 at 9am. The notice will request that if owners are not able to attend but are willing to help to please contact her. She is working with CREW to schedule a day for them to work on the steep sections of trail now that rains have softened up the soil. Pat had reported that an oak tree fell over just down from Ridgeline. Since it is not blocking the trail or threatening any fence, work to cut and clear the leafy portions will be deferred until spring.
2. Reserve Items: Although there is no urgency to replace corroded corral panels Kathie will contact Watkins Fence again to try and order new panels. The Corral Committee will be asked to provide a quantity of panels needed.
3. CAI Dues. This is a helpful organization so it is worth paying the annual dues.
4. CPA Services. The Board had signed the authorization letter on November 10 but officially approved the \$800 fee today. The reconciliation may be more complicated this year because ASV's computer crashed a few months ago and they are re-creating some information.
5. New State Laws. Sixteen new laws affecting HOAs went into effect January 1. Most laws don't affect us. The most significant law is AB502 concerning elections. If a Board election is uncontested, e.g., there are 3 positions and 3 candidates, the secret ballot procedures with mailed envelopes and tabulation at the meeting is no longer required every year, only every three years. An issue to be resolved concerns the annual tax resolution vote.
6. Update/Revised CC&Rs and Bylaws. It has been 20 years since these were last updated. Some language is obsolete and new language needs to be included, including some currently in the Rules and Regulations and other rules. In an effort to reduce expenses, the Board will undertake the task of revising the documents and will send the drafts to the attorney for review before they are sent out to owners.
8. CC&R Violations: None were noted. A concern is that one tenant's truck that parks part-way into his driveway blocks the sidewalk, causing walkers to go out into the street which is a safety and ADA issue. This is a violation of the California Vehicle Code and the Board has no enforcement authority.

Financial Business:

1. Account balances for November 30, 2021: Operating checking - \$20,394.59; Reserve checking - \$30,268.98. Some Reserve transfer issues have been corrected.

Account balances for December 31, 2021: Operating checking - \$25,836.60; Reserve checking - \$31,292.50. There are still a few checks that have not cleared.

2. Financial Reports. The December 31 financial statement shows year-end information for Operating and Reserves. Our Operating expenses totaled \$36,179. Some line item expenses were less than budgeted and some were higher than budgeted. The net is that we spent \$5,699 more than budgeted but our operating balance can absorb the loss. A portion of the legal expenses for collections were recouped thru the delinquent owner's reimbursement. Our Reserve expenses totaled \$2,854.

3. There is a discrepancy in the reporting of the corral security deposit account which is \$200 less than it should be. Either we didn't collect a deposit or we returned a deposit we shouldn't have. Horse owners will be contacted to see if they can shed any light on the situation.

4. Gift Card. ASV had purchased a gift card to be given to a volunteer owner. The Board did not previously authorize this expense and does not wish to do so. The unsigned reimbursement check will be returned to ASV and Pat is willing to buy the card from ASV for her personal use.

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.