



Oak Ranch Estates Home Owners Association
Supplemental Information from Board Meeting of
May 20, 2022
APPROVED July 8, 2022

Open Discussion

Several owners have contacted the Board upset about the Saddle Mountain gate at the end of Ridgeline that has now been locked. One owner had previously reported to Board members safety concerns she has. She has witnessed people climbing the fence, including the portion that is on her property, and banging against the gate. They've also gotten mad at her thinking the gate is hers. The Board will request thru ASV that Saddle Mountain post a sign on the gate identifying it as their property and perhaps indicating that the closest Saddle Mountain trailhead is on Thomas at the entrance to the Saddle Mountain development. Users can also walk on our trails up from Sunset and then link into the Saddle Mountain trail system.

2. Committee Reports:

Architectural: The Committee and the Board approved a change to a replacement roof color as the originally approved tiles had a long lead time. The new owner of a large lot reported that the deck replacement project has become much more complicated because the County keeps requiring additional changes to the support structure, deck railing and overhead shade structure so what is built is at variance from what was approved by the AC. He intends to remove the metal storage building in a few weeks and then will do final grading and install an irrigation system. Landscape plans including drought-tolerant front yard planting, a fruit tree orchard and raised planter beds, will be submitted.

Common Area: See Maintenance below.

Corral Area: Amber C. reported that the entrance to the arena is not safe due to rocks and erosion. The rocks need to be removed now. Before the rainy season the drainage issues need to be corrected possibly with railroad ties as done on the arena drive. If any more horses come into the corral area more sand will be needed in the arena. One horse has vacated the corrals leaving three horses. Kevin will calculate how much to increase the manure charges being shared by the remaining two owners.

Website: Pat reported that she is still working with Savoy Media to improve the web site. No new Facebook page will be created.

General Business:

1. Common Area Maintenance Items: Kathie reported that Kevin continues to weed whack selected areas along our streets and in the corral area, Kathie and Pat trimmed back the acacia at the stone sign on Sunset, Kathie cut out dead portions of acacia and rosemary in corral area and pulled weeds around rosemary, Kevin cut off branches from a tree that had fallen over the trail and moved them to the side. In late March Corona Tree Service cut and chipped dead oak tree brush near the Almond trailhead and off of Ridgeline cut down 2 small dead oaks and cut and chipped a fallen oak tree a bit further down the trail. Pat reported there is one dead tree near her fence that could fall down. CREW completed the annual fire prevention weed abatement last week. Kathie will walk the trails to confirm that all abatement and tree trimming was completed.

2. Reserve Items: Kathie reported four new corral panels were ordered from Watkins Fence and installed on April 20 for \$2,602; old corroded panels were hauled away. Kevin requested ORE purchase a second battery for the weed whacker as he can't abate the entire area on one battery and it takes an hour to recharge. It will be more efficient if he has two charged batteries to swap out so he can do the work in two sessions rather than four.

4. Update/Revise CC&Rs and Bylaws: The Board met on April 14 and 28 and May 12 to review Bylaws and made several changes to content and formatting. They will start discussing CC&R revisions at the meeting on May 26.

5. Architectural Guidelines: Kathie presented for discussion a draft document intended to help owners understand what the Architectural Committee expects so the look of the neighborhood remains cohesive. This document

addresses features of the primary residence, attached or detached accessory dwelling, fences and walls. The document will be sent to the Architectural Committee for their input.

6. Reserve Study: This year we are required to have an on-site inspection of our assets; we will contract with the same firm that has performed our studies for many years. Our new corral panels will be included.

7. Insurance policies: We received the renewal documentation for our liability insurance coverage which jumped in cost from 2021 by \$220 to \$1,779, more than budgeted. The directors and officers insurance renewal should come in the next 10 days. (At the Board meeting on May 26, directors and officers insurance coverage with Farmers was approved for \$1,014; this is \$60 more than last year.)

8. Annual Meeting and Election: The Board set the date of the meeting for Tuesday, November 15 at 7pm. Nomination forms will be sent out in July.

10. CC&R Violations: Some properties are looking a bit shabby. All owners should take a look at their landscaping and ensure weeding and trimming occurs on a regular basis and dead plants are replaced or removed. One owner continues to do work without receiving prior approval from the AC or installs items at variance with what was approved; the Board is working with him for compliance. One owner has a mulch pile in their driveway. One owner's iron fence needs painting as it's rusting. One owner's property has become an eyesore with piles of dirt, numerous RVs and horse trailer parked on the lot, weeds and dead oak tree branch, and broken wire fencing. Letters will be sent to owners as needed.

Financial Business:

1. Account balances for March 31, 2022: Operating checking - \$30,302.17; Reserve checking - \$32,200.97.
Account balances for April 30, 2022: Operating checking - \$33,323.42; Reserve checking - \$29,900.58.
There are no issues with either of the statements.
2. Financial Reports. The March and April financial reports are good.

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.