



**Oak Ranch Estates Home Owners Association  
Supplemental Information from Board Meeting of  
November 7, 2023  
APPROVED January 19, 2024**

Open Discussion: Homeowner Roger H had previously shared in early October that he was able to talk to the young man who was riding a loud red dirt bike (no plates) in the neighborhood and onto the open space at the head of several trails. He was unable to obtain information to contact his parents; it appears that he has not returned. Thank you, Roger. Three other homeowners reported seeing a white truck parked on Ridgeline after 10 pm on numerous occasions. One called the sheriff but by the time they arrived the truck was gone; suggested that calls continue to be made as it might boost more frequent patrol of our area.

Committee Reports:

*Architectural:* One application was requested for work in progress but has not yet been received.

*Common Area:* See Maintenance below.

*Corral Area:* A potential homeowner was interested in information regarding our stables and met with Corral Chair Carol T who provided a tour and also the costs. There is potentially another buyer who also has horses and both are interested in the corral area.

*Website:* Our payment to GoDaddy for the domain name is due this December but no invoice has been received; we will pay for the next 3 years. Website changes are being discussed. The approved September 26 Minutes & Supplemental will be posted to the website.

*Firewise Community:* The chair shared that the required three year plan is in process and that the Committee hopes to submit it in January. The report, prepared jointly with Saddle Mountain, will be sent to the Board. A request was made to add a folder to the website to add Firewise Community information.

General Business:

1. Common Area Maintenance:

Corral Area Maintenance:

2. Reserve Items: No additional expenses are expected this year.

3. Legal Documents: The Operating Rules and Regulations that were approved tonight and effective this date will be posted to the website. We are waiting for the attorney to respond with a “clean” version of the CC&Rs and Bylaws and additional information regarding the “next steps” in this process.

4. CPA Annual Compilation. Joyce Jimenez, CPA indicated that she has received all but one document from Concord to begin the long overdue 2022 report. The Manager at Concord shared that the information provided by our previous management company, provided just before they closed the office, was not compatible with their system and that is why this has been a problem to get the correct information. Unfortunately, the CPA will increase our fee due to the difficulty of preparing the 2022 report.

5. CCAS Issues. We are expecting to receive the Annual Report soon in order to review it. Most homeowners will receive the approved report via email before the end of the month.

6. Annual Meeting. Homeowners will receive the agenda this week for the meeting to be held on November 14, 2023 at 7:00 pm. The President’s and Treasurer’s reports will be presented along with a call for volunteers for committees. Directors will be elected to serve effective this date.

7. Homeowner suggestion regarding the common horse stable area. The Board suggested that a committee of homeowners interested in this possibility form and committee to discuss and research this idea. A homeowner expressed concern about the liability of having non homeowners using Association property. Christina will follow up with the interested homeowner with this suggestion.

9. CC&R Violations: No violations were presented at this meeting.

**Financial Business:**

1. Bank statements: Balances for September 30, 2023 - Operating \$15,555.79; Reserve \$33,648.93. Operating income of \$2,972; expenses of \$1,087. No discrepancies. Balances for October 31, 2023 - Operating \$18,532.67; Reserve \$33,791.85. Operating income of \$3,991; expenses of \$1,014. No discrepancies. Our operating account balance is better than reported at the September meeting due to the influx of fourth quarter assessments and fees. It is still low due to large legal expenses as a result of the re-write of CC&Rs and Bylaws; as well as trail work and weed abatement expenses. Also, more documents than we were expecting were sent by Concord via the post office rather than via email. Five of the delinquent owners have brought their accounts current, including late fees. One will be contacted about setting up a monthly re-payment plan. Kathie spoke after the meeting with the owner who said she just sent in payment to bring her account current.
2. Financial reports: September 2023 reports were provided by Concord on October 26. The error in reserve earned interest has finally been corrected and was the result of a typo in which the GL number assigned assessment income was instead posted under interest. Another issue was based on a bookkeeping decision: the full insurance payment is shown under the pre-paid insurance line item but the monthly reports show a portion of the insurance payment. The October 2023 Financial report has not yet been provided by Concord. Kathie hopes the bugs in the financial reports will be worked out by January 2024 so she can start posting Concord's reports rather than her own summaries.
3. Budget for 2024. Based on the financial reports provided by Concord, Kathie altered some of our GL numbers to align with theirs and has re-ordered the list accordingly. Looking at anticipated expenses by end of 2023, we will be over budget by about \$10,003 (less if we have no more trees fall), or 30% of budget. This extra expense will reduce our Operating account balance. The Association cannot sustain such an over-expenditure next year so the Board made the difficult decision to increase the budget numbers and assessments. Inflation has (thankfully) slowed and as a result Kathie anticipates leaving some line items unchanged, reducing some items and increasing a few line items by 3% over '23 budget or over '23 expense (legal, insurance, reserve study and Harrison charges). Thankfully, Kathie was able to negotiate with Concord to keep their management fee the same for 2024, however, other expenses will need to increase substantially over this year's budget. Since expenses for weed abatement jumped considerably this year the new budget will be closer to that actual expense as we anticipate another heavy rainy season, resulting in an increase of 66% over the current budget. We also will have website expenses in 2024, namely renewal of the domain name and renewal of the website manager; an increase of 67% over current budget. To help offset these increases we can contribute less than recommended to the Reserve fund. If we contribute \$120 per month the annual shortfall will be \$2,112, although interest income will add about \$240; next year's report will likely show we are less than 70% funded. Corral expenses are minimal with only one horse so fees for stall and shed rental are likely to remain the same, \$150 per quarter for one stall & one shed. Even if more horses come in, their fees will cover increased expenses. Kathie proposes an annual budget of \$36,480. The assessment for each owner would be \$76 per month, or \$228 per quarter which is \$24 more per quarter than 2023 rates, or just under a 12% increase over the current assessment.

Respectfully submitted,

OREHOA Board of Directors