



Oak Ranch Estates Home Owners Association
Supplemental Information from Board Meeting of
March 26, 2024
Approved May 23, 2024

Open Discussion:

A homeowner requested to speak from prepared notes regarding a property issue wherein a portion of land being used by the homeowner was actually Association common area property. That owner is requesting an easement to continue using Association property. Several home owners present expressed their opinion about granting an easement. The Board was reluctant to provide additional information that would explain the actions the Board is taking to protect the Association until we receive additional legal advice.

Committee Reports:

Architectural: No applications received.

Common Area: See Maintenance below.

Corral Area: See Maintenance below.

Website: Changes made to website: Financials and other Resources are now in two different folders. By clicking on Choose Category you can more easily find the document you want. Changes were made to the appearance to streamline posting to the website. We can password protect Financial Reports. Goggle reported 21 interactions on the website in January.

Firewise Community: The committee co-chair shared the committee's three documents. Information about this nationwide program will be forthcoming. Key issues include home owner education on home and landscape hardening to protect against fire damage. After the Board members questions were addressed they approved the documents, one of which is a form owners can complete to indicate what projects they worked on. The committee co-chair will work with the Website chair to determine how to best share the documents on the OREHOA website.

General Business:

1. Common Area and Corral Area Maintenance: In January CREW worked to repair a section of storm-damaged trail down from the Almond entrance that had eroded and narrowed by digging back the hillside to widen the trail and, due to safety concerns, reinforcing the creek-side edge with logs along the creek. In February homeowner Raul K worked at no cost to the HOA to repair the corral entry gate hardware and the back gate to Saddle Mountain. Homeowner Kevin L continues mowing and weed whacking common areas at no cost to the HOA. Kathie has started pulling out new growth of grasses and weeds from around shrubs in the corral area and probably will finish after another couple of hours of work. Corona Tree Service will be contacted to come in mid-April to haul and chip various piles of brush on the common area prior to weed abatement in May that CREW anticipates a start date of May 6 for this yearly required project.
2. Reserve Items: Kathie received two bids for work to replace existing old incandescent light fixtures in the common area with new LED fixtures that have better aiming capabilities plus a timer for a switch located near entry gate on Ridgeline. Taft Electric was selected and completed the work on February 29. These services required the use of heavy duty equipment due to the pole height and location. Lighting fixtures were noted as an expected upcoming expense on the latest Reserve Study. The eight new lights are working as expected. Cost was \$4,100.

3. Legal Documents: We are waiting for the attorney to respond with a “clean” updated version of the CC&Rs, status of the Bylaws and additional information regarding the “next steps” in this process. The attorney had suggested we start with new Bylaws but the Board opted to have him review what we submitted last year. Additionally, the attorney’s agreement regarding a property line issue involving a homeowner and OREHOA was not available for the Board’s review. The attorney indicated on March 25 that he would be unable to continue to resolve the issue. The Board has reached out to another attorney to handle legal matters in the future and he has agreed to take over as legal counsel.

4. CPA Annual Compilation. Kathie is working with Concord to expedite document preparation for Ms. Jimenez so she can complete the 2022 report and make preparations to begin on the 2023 report.

5. CCAS Issues. Homeowners should have received the first quarter 2024 Assessment of \$228 via an electronic statement from OAK RANCH ESTATES HOA in late December. Several homeowners paid the previous 2023 amount and will be contacted to pay the additional \$24 and only two are in arrears at this time. Computer generated second quarter statements are expected to be sent this week. Homeowners should look for the emailed statements and confirm that they are paying the correct amount and that their balances are accurately indicated in the statement.

6. Firewise Committee’s Three Year Plan, Risk Assessment Report, and Data Submittal Form were approved as noted on the Minutes. Additional opportunities to learn more about this program are being discussed, as is publication of materials and the benefits of participating. One benefit to homeowners may be that insurers will consider the program when establishing insurance rates.

7. Corral Area Rules and Operating Rules and Regulations. The Board discussed proposed changes to these Rules and agreed to them. The amended Corral Area Rules and Operating Rules and Regulations will soon be sent to homeowners for a thirty day review.

8. Storage and Removal of Association Documents. Pat had proposed that we consider following guidelines that allow certain documents to be disposed of after a set time frame and do so at an upcoming free shed event. It was decided that this should be postponed to a future date and all documents will be maintained either electronically on personal computers or in hard copy in the Association files in the storage shed.

9. CC&R Violations. Discussion of visible construction supplies and dirty sidewalk

Financial Business:

1. Bank statements for January and February: Balances for January 31, 2024 - Operating \$26,828.35; Reserve \$34,220.43. Operating income of \$8,719; expenses of \$956. No discrepancies. Balances for February 29, 2024 -Operating \$23,609.94; Reserve \$34,362.22. Operating income of \$731; expenses of \$3,949. No discrepancies. One check to Pat to reimburse her for payment of the website domain name renewal has not cleared. She said she has cashed it.

2. Financial reports: The 2024 January and February reports, received during the meeting, were reviewed by Kathie after the meeting adjourned. Two small discrepancies were found: the budget figure for Legal Fees was incorrect, and an expense assigned to one General Ledger# should be assigned to a different number; Concord will make both corrections. The Aged Owner Balance (AOB) report shows quite a number of delinquencies: seven have not paid first quarter, two paid old amount and each owe \$24, and three owe late fees from 2023. After Kathie’s review of the financial reports errors were discovered in the AOB and some people that show delinquent on this report have actually paid, including one for the entire year. Kathie will ask Concord to send statements to those who still owe.

3. Treasurer’s report: A review of budget vs. actual expense spread sheet as of today shows an operating expenditure of \$7,760 with reserve expense of \$4,100. Since we are having another heavy rain year we are likely to exceed budget in the weed abatement category.

Respectfully submitted, OREHOA Board of Directors