



**Oak Ranch Estates Home Owners Association
Board Meeting Executive Session
November 10, 2021**

The Board discussed delinquent accounts, including late fees and fines; and whether to move forward with authorizing the attorney to begin foreclosure proceedings on one lot.

**Oak Ranch Estates Home Owners Association
Board Meeting Minutes
January 21, 2022
DRAFT**

Attending:

Board members Pat Stone, Kevin Lynn and Kathie Kottler.

Open Discussion:

The Board meeting was called to order at 10:00 am at 603 Ridgeline Dr.

1. A motion was made, seconded and passed (MSP) to approve the Board meeting minutes of November 10 and the minutes of the November 16 meeting following the Annual Meeting. 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 meeting was scheduled for January 30 at 9 am to discuss gardening tasks to be undertaken by volunteer home owners. Kathie is working with CREW to schedule the trail work. Work to remove fallen tree will occur in spring.

2. Reserve Items. No action was taken.

3. CAI Dues. A motion was MSP to pay 2022 dues of \$130.

4. CPA Services. A motion was MSP to pay Jimenez Co. \$800.

5. New State Laws. The Board will begin revising our Election Rules to conform to new law.

6. Update/Revise CC&Rs and Bylaws. The Board will begin updates/revisions.

7. ASV Issues: A motion was MSP to authorize ASV to prepare monthly checks to pay management fee and to transfer \$302 from Operating to Reserve and to make tax payments. A motion was MSP to continue auto debit for E.J. Harrison, SCE and Ventura River Water payments.

8. 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 2021 were reviewed, approved and signed by Pat and Kevin.

2. Financial reports for November and December 2021 were reviewed and accepted. They will be posted to the website.

3. Corral security deposit discrepancy. The Board will contact all horse owners for help in resolving \$200 discrepancy.

4. Gift card. One Board member will cover the cost of the card since its purchase was not previously authorized.

5. Reimbursement: A motion was MSP to reimburse Kevin in the amount of \$213.43 for his purchase of a weed whacker/blower for HOA use in the common areas.

The Board adjourned the meeting at 11:45 am and went into Executive Session to discuss delinquent accounts, including whether to send one account to the attorney for collection.

Respectfully submitted, Board of Directors

Date of next Board Meeting is tentatively scheduled for March 18.