



Oak Ranch Estates Home Owners Association  
Board Meeting Executive Session

The Board discussed delinquent accounts and a property issue on January 19 and on February 1 in executive session with our attorney to discuss the property issue

Oak Ranch Estates Home Owners Association  
**Board Meeting Minutes of March 26, 2024**  
**Approved May 23, 2024**

Attending:

Board members C Howard, Pat Stone, and Kathie Kottler and 6 homeowners.

Open Discussion: Letter of request to grant an easement on HOA property to owner of property at 217 Sunset Street. The Board is considering the legal matter of this issue. See Supplemental.

The Board meeting was called to order at 11:52am at 603 Ridgeline Drive.

1. A motion was made, moved, seconded and passed (MMSP) to approve the Minutes of the Board meeting of January 19, 2024.
2. Committee Reports. See Supplemental for information on committee reports and below for action taken on information prepared by the Firewise Community committee.

General Business (see Supplemental Information for further notes on items below):

1. Common and Corral Area Maintenance Issues. MMSP to approve Corona Tree Service invoice of \$750 for cutting of fallen oak tree on a trail on January 4, and the CREW invoice of \$964.80 for repair of a storm-damaged trail on January 12.
2. Reserve Items: MMSP to approve invoice of \$4,100 from Taft Electric for replacement of eight common area light fixtures, timer dial and additional electrical repairs.
3. Legal Issues: No progress on the CC&Rs and Bylaws review by the selected attorney. MMSP to approve two invoices for \$1,275 and \$1,742.60 for legal advice on a property issue.
4. CPA Annual Compilation Report for 2022 is not completed; the 2023 report will be easier to prepare as the financial information reports will be from the same management company for the entire year.
5. Concord Consulting Issues. Electronic Billing of First Quarter 2024 assessments has been completed and billing for Second Quarter will occur this month. MMSP to approve extra charges of \$29.62 for January and \$13.10 for February.
6. One of the Firewise Community OREHOA committee members discussed the committee's Three Year Plan, Risk Assessment Report, and Data Submittal Form that the Board had reviewed. MMSP to approve these documents.
7. Review Corral Area Rules and Operating Rules and Regulations. Suggestions were made to make several changes to these Rules. They will be updated and sent to homeowners for review.
8. Storage and Removal of Association Documents. No action taken.
9. CC&Rs/Rules violations. No action taken.

Financial Business (see Supplemental Information for further notes on items below):

1. Bank statements for January and February, 2024 were discussed. MMSP to accept these statements.
2. The Financial report for January and February 2024 were received during the meeting. After the meeting Kathie shared her analysis of the reports.
3. Treasurer's Report. We are at or under budget in all areas except Legal due to an unknown and unbudgeted issue and subsequent expenses when the budget document was finalized last year.

*The Board adjourned the meeting at 1:10 pm and went into Executive Session to discuss delinquent accounts and a property issue.*

Respectfully submitted, Board of Directors

Date of the next Board Meeting is Thursday, May 23, 2024 at 10 am at 603 Ridgeline Drive.