



**Oak Ranch Estates Home Owners Association  
Supplemental Information from Board Meeting of  
May 17, 2023**

Approved July 20, 2023

**Open Discussion:** *(Topics may be presented by Board members or by homeowners attending the meeting)*

A homeowner who has had some medical problems is doing much better; happy to hear that news. Congratulations to another homeowner selected by the Ojai Valley News as one of its “Women of 2023”. Another long-time homeowner said goodbye to his beloved dog. Speeding cars on Sunset Street; sometimes they go to the end of Sunset where it dead ends. Possible solutions: contact CHP regarding traffic control and request the County install a “not a through street” sign on Sunset at Ridgeline

**Committee Reports:**

***Architectural:*** One new application ((boulder wall for erosion control)) was submitted and approved. Owners should send the OREHOA Architectural Committee (AC) Project Application and attachments directly to the AC Chair rather than to Concord Consulting and Association Services (Concord) which delays the review. The updated Project Application, additional information and the directory is available on the website: orehoa.org). Homeowners should allow several weeks for a response back as all three AC members review the application.

***Common Area:*** (1) thanks to a donation by Carol, there is now a push lawn mower available to use for the common area that has been tuned up by Kevin L and runs great. This will be a big time saver. The weed eater works well enough but does take longer to use. The combination of the mower and other equipment will definitely help. (2) Several trails are rutted from the rain and some rocks have been washed away so be cautious and aware of these changes when walking the trails. See also Maintenance below.

***Corral Area:*** See Maintenance below.

***Website:*** Our website designer provided some examples of setting up folders and will connect them to the pages on the website. Pat will request assistance with posting both January and March 2023 approved Minutes and Supplemental. Additionally, an email from Google shows 56 interactions last month of our website.

**General Business:**

**Common area maintenance:** We were not aware that CREW had increased their rates 30% last July for the first time in 13 years and that, coupled with the heavy grass and weed growth this year that required six days of work resulted in higher than expected charges. A board member will check for possibility of hiring a gardener to handle landscape chores (other than once-a-year brush clearance). Kathie reported that: (1) The County requires we cut weeds and grasses back 100 ft. from any structure. We usually try to do more than that but we have several properties in the Association that are much further away than 100 feet from the common property line and these areas are not within the brush removal zone. (2) Several homeowners have been doing trimming along the trails and on Sunset across from the monument; and several places have been identified as needing some bushes cut back.

**Corral area maintenance:** Corral Chair Carol T. reported that (1) the arena has weeds that need removal and also needs to be dragged. The road to the arena is really rutted, and a tree near a horse trailer needs to be trimmed and she is concerned about others that are leaning; (2) the plastic post at the front entry gate is broken. Kathie reported that she will soon trim a dead portion of the acacia plant at the arena and that the metal pipe pedestrian fencing at the entry needs to be repainted.

2. Reserve items: Nothing to report. The Board will continue to address repairs as needed.
3. Update/Revise CC&Rs and Bylaws: Since we just received the draft of the “more modern” CC&Rs Board members have not yet had a chance to review and respond. Pat and Kathie will meet next week to begin initial review; discussion with the attorney will be needed to address review and proposed reimbursement. Follow-up also is needed regarding Bylaws and Articles of Incorporation as well as the Operating Rules and Regulations and the Election Rules submitted to the Attorney earlier this year.
4. CPA Report Preparation: Kathie spoke with the CPA (Joyce). Joyce will send a list to the Management Company regarding documents that she needs to complete the report. The CPA Report will be prepared later this year due to the IRS deadline extension from April 15 to October 15.
7. CCAS Issues. (1) We continue to work with Concord to resolve outstanding issues though we are frustrated by the lack of response to requests for Financial Reports and Assessment Payment information; (2) A request to review a document to be sent to homeowners this Friday has not yet been received.
8. Annual Meeting Confirmation. The Annual Meeting will be held on Tuesday, November 14 at 7 pm. The State now requires advance notice of the deadline for Board of Directors nomination so Pat will send out an email to most homeowners regarding the upcoming Election Timeline for this year; Concord will mail the information to the four homeowners who have not provided email addresses.
9. CC&R Violations: Communication has been ongoing and work is progressing on clean-up of one lot. All homeowners are asked to cut back shrubs or trees overhanging sidewalks and remove any weeds, dead grass, trash and/or tree and brush cuttings promptly to eliminate any unnecessary fire hazards and to improve the neighborhood appearance.

### **Financial Business:**

1. Treasurer’s Report: Kathie had requested information from Concord regarding assessment payments but did not receive a response yet. She does receive bank statements monthly and both she and Pat approve requests for payment for non-reoccurring charges. The invoice from CREW would not have been such a shock had we known of the rate increase in advance of preparing the budget. We would likely have budgeted \$7,600 instead of \$6,144. Kathie can report, based on her record keeping, that as of May 1 we are in good shape in all expense categories, except Common Area Maintenance and Legal where expenses exceed the yearly budget. When we pay the May invoices we will be over budget for weed abatement and close to budget for tree maintenance but we are \$40 under budget for insurance coverage and \$28 under budget for Reserve Study. We are paying more than we should to send out duplicate payment coupon books to owners. It costs us almost \$4 each time we have to send out another book. One Board member suggested that we stop paying for new books and request the owner set up auto pay thru their bank.
2. Bank Statements. No discrepancies in either March or April statements.
3. Financial Reports. No financial reports have been issued by Concord since they began management of OREHOA in September, 2022.  
Bank balances for March 31: Operating \$30,030.24; Reserve \$32,795.64. Operating income of \$1,837; expenses of \$2,303.  
Bank balances for April 30: Operating \$29,340.41; Reserve \$32,937.27. Operating income of \$1,811; expenses of \$2,501.

Respectfully submitted,

OREHOA Board of Directors