



**Oak Ranch Estates Home Owners Association  
Supplemental Information from Board Meeting of  
January 15, 2021  
APPROVED March 19, 2021**

Open Discussion

We have learned that in the future Saddle Mountain intends to put a lock on their gate at the end of Ridgeline.

2. Committee Reports:

*Architectural:* No new applications were submitted.

*Common Area:* We have been fortunate in that no oak trees have fallen in quite a while. We'll have to see how the trees do if we don't get rain this year. Amber had started oak tree seedlings and they are now planted in the corral area and being watered.

*Corral Area:* Andrea reported that one horse owner has completed all the work she was doing to her new stall. She noted that the same owner has left personal materials on the picnic table/bench near her stall, making it unusable by others. Kathie reported the same owner has been seen placing discarded hay in the manure dumpster. Andrea will contact the owner to have her remove her items from the table and to either spread out old hay on the ground away from her stall or put it in the gardener's brown barrel for collection. Kathie also noted that the big back gate onto the Saddle Mountain trail was recently out of alignment again; an owner has already made the adjustment needed. Perhaps a sign could be placed asking people not to let the gate swing free (which knocks it out of alignment) or a large spring could be placed to automatically bring the gate back into a closed position, if that could be done safely without hitting a horse walking through. Pat reported that the arena sand was dragged last week.

*Website:* See separate discussion below.

General Business:

1. Common and Corral Area Maintenance Items: On January 2 it is believed an unknown vehicle drove into the hinge end of the corral area entry gate and ripped off a piece of plastic fencing. One owner has cut off the ragged ends of the horizontal boards. Discussion ensued on how to make repairs in a cost effective manner. Rather than buying another vertical board to replace the damaged one, it was decided to just purchase end caps to place on the open ends of the horizontal boards and gloss white spray paint to paint the now-visible raw metal frame of the gate. Kevin agreed to do the work with his son.
2. Reserve Items: Kathie reported on the stall refurbishment project. Last month Kevin and his daughter took down the old wood side panels, with assistance from Amber and Carol. New pipe corral panels (one side and three gate) were ordered from Watkins Fence and we are awaiting delivery and installation (cost will be \$1,750 which includes hauling away the old corroded panels). They will be asked to install an old side panel we have saved; cost anticipated to be \$100. On Tuesday of this week Greg Rents delivered 4 cu. yds. of clean fill dirt and on Wednesday workers from CREW removed the old rotted railroad ties from one stall and spread out the dirt into that stall. Kathie and her husband cleaned up after they left. Due to an unforeseen situation in the stall, CREW was not able to remove the ties from the other stall. Another project to be done involves addressing erosion caused by rain run-off out of the arena. For many years sand bags have been placed but that is no longer feasible. A more permanent solution is to install "water bars", whereby trenches are dug across the dirt road, with wood placed to direct the water off to the side into the grassy slope. This might be a project home owners can do. If there is no interest, CREW will be hired to complete the project. The final project is to remove some dirt from in front of the upper shed and place crushed rock to provide a safer parking space for a horse trailer. Volunteers may be able to do this work, we could possibly hire CREW, or if we can find a grading contractor have him do the work. All these options will be investigated.

3. Website development. Pat has conducted considerable research and presented options for creating a new website since our current one will expire in September. If we cannot find an inexpensive option, we may have to pay up to \$1,000 to hire someone to create it for us. It needs to be easy to use by the website manager (Pat) and home owners and realtors. Investigation will continue.
4. CAI. Information provided by this organization is helpful and we will renew our membership. Pat presented information on a new law concerning rental properties in an HOA but the conditions do not apply to us. She brought recent issues of CAI magazines to share.
5. ASV Payments. It is not known at this time what the increased cost for manure collection by E.J. Harrison will be, but the 2021 Budget allowed for an increase.
7. Neighbor Issues. We received a complaint in early December from an owner in Saddle Mountain concerning dust coming onto his property from the pasture and odors coming from the corral. The one owner who let her horse out in the dry pasture, in violation of the Corral Area Rules, was notified. She has been working to improve drainage out of her stall so urine doesn't collect. We received a complaint in late December from an owner on Raymond concerned about the amount of water and leaf debris that flowed into his property after the last rain storm. It was discovered that the concrete drainage channel that runs along the back yards of four of our home owners had piles of leaves that had collected at the fences dividing the lots. Two owners were contacted and asked to remove the leaves. We will contact the four owners and remind them that this should be an ongoing maintenance item, whereby prior to each anticipated rain event owners clean out the leaves and place them in their garden waste barrels for removal. OREHOA and ORE home owners need to be good neighbors to all our surrounding neighbors.
8. ASV Issues. They inquired if we want them to continue to send out letters in January to all horse owners requesting they submit their current insurance certificates. The Board would like this to continue as it is a requirement of renting a stall to provide proof of insurance. If the owner does not comply within 30 days of the request, they will be reminded again, and told that they are subject to losing stall privileges.

Financial Business:

1. Account balances for November 30, 2020: Operating checking - \$25,597.45; Reserve checking - \$25,847.29. All is in order.

Account balances for December 31, 2020: Operating checking - \$25,202.24; Reserve checking - \$30,188.77. Checks have cleared and the \$4,000 transfer into Reserves has been recorded.

2. Financial Reports. Water bill is a little higher than usual, likely due to new tree watering. Our year-end numbers look good. Expenditures in several categories are below budget and a few are over budget. Our total Operating expenses for the year are \$1,290 over budget.

Respectfully submitted,  
Board of Directors

For any HOA concerns please contact Association Services of Ventura at 805-655-7786. You will be asked to leave a message detailing your issues and a return call will be made to you to provide information or discuss.