



**Oak Ranch Estates Home Owners Association  
Board Meeting Executive Session**

July 20, 2023 The Board discussed delinquent accounts and the Management Contract.

**Oak Ranch Estates Home Owners Association  
Board Meeting Minutes of September 26, 2023  
APPROVED AS AMENDED NOVEMBER 7, 2023**

Attending:

Board members Tina Castro, Pat Stone, Kathie Kottler and 6 homeowners

The Board meeting was called to order at 7:06 pm at 374 Sunset Court.

1. A motion was made, seconded and passed (MMSP) to approve the Board meeting minutes of July 20, 2023. The minutes and associated supplemental information will be posted on 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. Corona Tree Service trimmed overhanging trees on both Sunset and Ridgeline Streets and on other trails and chipped debris on July 28. MMSP to approve their invoice for \$800.
2. Legal Documents. The CC&Rs and Bylaws were ready for review in July however the attorney was unable to do so until this month; still in process. The Board approved the draft of the Operating Rules and Regulations on July 20 and it was sent to homeowners on August 2 for a 30 day review. Responses were received as indicated in the Supplemental and concerns discussed at this meeting; these revised Operating Rules and Regulations will be amended and resent to homeowners for another 30 day review.
3. Update on the CPA Annual Compilation. No action was taken.
4. 2024 Financial Only Reserve Study. MMSP to approve the final 2024 Reserve Study prepared by JD Brooks.
5. CCAS Issues. Awaiting corrected financial reports in order to prepare CPA Annual Compilation. MMSP to approve the CCAS invoices for July and August and for South Data for coupon book printing.
6. Annual Meeting. Fewer than 4 homeowners submitted a nomination form for election of directors for next year; this will allow for election by acclamation. A vote will be required to address the excess income rollover. (A week after the meeting we recognized we will not have excess income this year so no voted is needed.)
7. Homeowner suggestion regarding the common horse stable area. Began discussions. No action taken.
8. 2024 Budget. Board members reviewed next year's budget based on the Treasurer's reports. No action taken. Additional information is in the Financial Business section of the Supplemental Information.
9. CC&Rs and Rules Violations. No action taken.

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

1. Bank statements for July and August, 2023. Both look good. MMSP to approve these Statements.
2. Financial reports for July and August, 2023 were discussed. **A Financial Report for Budget vs Actual prepared by Kathie was provided to be posted to the website [orehoa.org/Resources/2023 Financials](https://orehoa.org/Resources/2023%20Financials).**

The Board adjourned the meeting at 9:15 pm and went into Executive Session to discuss delinquent accounts and the Management Contract.

Respectfully submitted, Board of Directors

**Date of the next Board Meeting is Tuesday, November 7 at 7pm at 374 Sunset Court. Notice will be posted on the OREHOA website on the ANNOUNCEMENTS page and also at the General Post @ 599 Ridgeline Drive, Oak View.**