



**Oak Ranch Estates Home Owners Association  
Supplemental Information from Board Meeting of  
September 16, 2021  
APPROVED November 10, 2021**

Open Discussion

New owners on Sunset St. came to introduce themselves, obtain more information about our HOA and share their plans for the property. One owner explained that she is importing dirt and grading to correct erosion problems she has had for years. Rain water run-off will be directed to a culvert and will not impact nearby ORE trails.

2. Committee Reports:

*Architectural:* One landscape application was received and approved.

*Common Area:* The gardener continues to come twice a month to cut grasses and weeds on our street-side common areas plus areas within the corral area, sweep sidewalks and gutters, blow leaves and gravel off corral area drive and trim shrubs overgrowing signs and farrier work area. Other common area issues were discussed under Maintenance below.

*Corral Area:* Kathie reported that the former chair resigned and the position is now shared by Amber C and Roxanne V. One owner has removed his 2 horses from the corral area, leaving 4 horses up there. The 3 extra manure barrels have been removed to reduce our expense, but it results in a higher per-horse cost for the remaining owners. One horse trailer was also removed leaving room for a trailer currently parking on dirt to move onto the gravel parking area. Roxanne V will move the contents of her shed into the vacant shed closer to her horse. She reported that flies seem to be worse this year (because of the heat?) and we need more fly predators. Discussion ensued if we should go back to the annual purchase of fly predators with monthly deliveries or use a cheaper option of purchasing bags of predators at Green Thumb as needed; the predators should last several months. Pat will obtain the phone number of the Ventura Insectary and provide it to the co-chairs to check their prices. Roxanne asked about the rotted corral panel temporarily stored in the shed area. That panel will be taken away by the company that installs any new panels we order. Pat reported that her experiment to drag the arena without wetting the sand first resulted in too much dust. In future they will wet the sand but let it dry a bit more before dragging. Kevin reported that our July water bill was double previous months; the August bill was slightly lower. No one had any explanation for why this happened. Corral users are asked to keep an eye out for potential water leaks.

*Website:* Kathie commented that the new website is up and running and looks very good and thanked Pat for her work. Pat reported she continues to add documents to Resources and continues to work with the designer to fine tune some items. She will delete the old website thru Google which is no longer accessible to the public. Kathie requested a couple of minor changes to the website to clarify a few things. Discussion continued about our Facebook site which is a bit messy. The Board agreed that we don't want it open to posting by any random viewers or even home owners as no one is available to continually monitor it. Its main purpose is to give a brief description of our neighborhood association and provide a link to our website. Searching Oak Ranch Estates Oak View doesn't consistently link to our website but to Facebook. Pat will work on this issue.

General Business:

1. Common and Corral Area Maintenance Items: Kathie met with Brian of CREW to discuss the repair/replacement of the railroad tie retaining wall at the top of the switchback trail off Sunset. The work was completed in early September at a cost of \$2,020.39, just under twice what was estimated as the work turned out to be more involved than first thought. The price to improve three steep sections down to the creek bed crossings is estimated to cost \$1,511. This work will be deferred to 2022 after rains have softened up the soil. One owner had contacted the Board expressing concern that a common area tree that was dead could fall down onto his property, potentially damaging some of his living trees. Two Board members looked at the situation and Kathie met with our tree trimmer who felt

that, were the tree to fall, it was more likely one branch from the falling tree would just lightly brush one living tree but not take it down. Cost estimate from Corona Tree Service is \$100-400. The Board agreed to do nothing at this time and let nature take its course.

2. Reserve Items: Kathie reported that she has been unable to get new corral panels from Watkins Fence but will investigate another source. Since one panel was very corroded and dangerous, it was replaced last month using volunteer labor by taking an old panel from an unused corral. The work party consisted of the entire Lynn family, most of the VanPelt family and Amber C. Since it is possible there are more panels in bad shape than the one we are aware of (most are over 30 years old), Kevin and Roxanne will investigate and identify the number of panels that need to be replaced. This could potentially be a big Reserve expense in 2022. One owner present is aware of a source in the Santa Ynez valley and he will further investigate and provide price information. He may be able to transport the panels down here, a volunteer work party would do the installation, and he would haul out the old corroded panels to a scrap yard. Pat reported she and Jeff S changed out the two "no trespassing" signs in the worst condition and replaced them with new ones. A sign on the trail that was badly deteriorated was replaced using one of the previously removed ones. We have two new signs available as replacements when needed.

3. Board of Directors Election. Nomination forms were due in August. Election materials will be mailed in early October. Pamm D agreed to serve as Election Inspector to tabulate votes at the Annual Meeting.

4. Budget for 2022. The Board discussed Kevin's latest draft budget. Despite the fact that costs continue to rise in almost every area, the goal is to not have to increase assessments over the current \$62/month (\$186/quarter) to not overly burden home owners. His budget shows increases to line items where we know costs will increase (management company services, postage, cost of full Reserve Study), makes assumptions of a 3% increase in other areas and reduces costs in other areas to bare bones. One item that continues to increase significantly is tree maintenance. Due to the on-going drought our oak trees continue to die and fall over. Another area that will increase is handling and postage costs to prepare and mail out documents to those owners who have not provided us with email addresses. Those owners will be contacted and requested to provide secure email addresses to be used only for official ORE communications and documents. Corral area expenses have increased and we may need to increase stall rental fees. We learned that our management company costs related to delinquent accounts will be increasing so we need to modify our collections policy to reflect this increase. Common area expenses could be reduced by not using the services of a gardener. Due to his efforts over the last few years our neighborhood and corral area always look neat. If we cancel the gardener, the work would have to be taken up by volunteer owners, but we might have to be willing to accept longer periods of time between maintenance sessions. The Board will purchase a battery-operated weed whacker for volunteers to use. Another place to save money is by making the minimum recommended transfer of funds into the Reserve account of \$302 per month rather than the deficit-reduction amount of \$355. (If we have sufficient funds by late 2022 we could make a one-time transfer of \$636 and bring our account up to where J.D. Brooks recommends.) Manure removal costs will increase so horse owners will face increased fees. (A big part of the Harrison expense is for the special smaller truck needed to drive up to the manure bunker to empty the dumpster.)

5. Resolution to File a Lien. The lien amount will include delinquent assessments, late fees, interest and legal fees.

7. Corral Area Rules. Due to a few issues that arose when an owner vacated his stalls and sheds, the Board felt a few revisions to the rules could clarify a few things pertaining to shed conditions. Additionally, rental fees could be prorated when an owner vacates the corral area as they currently are when an owner first rents a stall and shed. Conditions of stalls and sheds must be the same upon vacating as when an owner first rented the amenities. The revised document will be sent to all owners for the required 30-day review.

8. ASV Issues. We do not have to approve the management agreement for 2022 as we are on a month-to-month contract. Discussion ensued on a difficult situation that occurred recently when new buyers were not told until just before escrow closed the property was in an HOA. Because they contacted Kathie thru our new website prior to escrow closing, she was able to advise them and ASV so the required documents could be provided thru escrow and the proper fees collected. We are reminding all owners that when they list their home for sale they must disclose that it is within an HOA. Owners can refer potential buyers to our website to obtain more information. Buyers need to know what they are buying into and that we have rules and restrictions and collect assessments.

9. CC&R Violations. One owner has finished repairing and painting his fence. The Board received a complaint about an owner parking their RV on the street for several days prior to and after returning from a trip. Although our CC&Rs prohibit the parking of RVs and travel and horse trailers on our streets or on Lots without privacy screening, the Board has been lenient with this for a two-day period while owners are preparing their vehicle for a trip or

unloading and cleaning up after returning home. This is within the time period of the Rule which allows parking of an inoperable vehicle for 48 hours before being moved. We request that owners not park their RV or trailer on the street for more than 48 hours. A complaint was received about dogs barking long enough to create a nuisance and dogs lunging at their fence at people on the trail. This is a common situation on our trails as well as those of Saddle Mountain and the Board decided to take no action at this time.

Financial Business:

1. Account balances for July 31, 2021: Operating checking - \$20,658.72; Reserve checking - \$30,118.05. No discrepancies.

Account balances for August 31, 2021: Operating checking - \$19,224.43; Reserve checking - \$29,926.49. No discrepancies of any significance.

2. Financial Reports. No issues with reports. Our operating account balance is not as high as it should be as the delinquent assessments as of August 31 total over \$2,000. We are over budget on contingency (due to website expenses - a one-time development charge and a 3-year hosting fee), legal (due to legal advice service and delinquent account collection activity), tree maintenance expenses (done for safety), common area expenses (due to trail repair work for safety of users) and extra management company expenses to mail out documents to owners who have not provided us with email addresses. Currently our Operating funds are sufficient to absorb these excess expenses. We will get an infusion of cash when fourth quarter assessments are paid.

3. Refund of one month's corral area rent and charges. Since one owner moved his horses out of the corral area at the end of August, the Board felt it was reasonable to refund the stall and shed rental fees and manure charges for the month of September (the last month of the third quarter they had already pre-paid).

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.