



**Oak Ranch Estates Home Owners Association  
Supplemental Information from Board Meeting of  
October 1, 2021  
APPROVED November 10, 2021**

Open Discussion

Information on a re-roofing project, where no Architectural Committee project form was submitted prior to work commencing, was discussed.

General Business:

1. Budget for 2022. The Board considered adding a line item for social media to cover a possible payment to Google to have a search for Oak Ranch Estates lead to our website name. It was felt the cost was not worth it. We will disable our current Facebook page and Pat will create a new page that will make reference to our website. The Board discussed an anticipated cost in 2022 to purchase fly predators as the situation with flies in the corral area has gotten worse. The annual cost of roughly \$300 will be shared by the corral users. This results in a charge of \$6/stall/month. By tweaking the line items of all our administration and maintenance expenses and Reserve contribution (choosing the straight-line contribution of \$302/month rather than the deficit-reducing contribution of \$355/month) we are able to maintain the current home owner assessment of \$62 per month or \$186 per quarter. Corral area shed fees will remain at \$14/month or \$42/quarter. Corral area stall fees will increase from \$36 per month to \$42 per month or \$126 per quarter. Manure collection fees are paid fully by horse owners. The rate for 2022 is likely to be \$37.50 per month or \$112 per quarter per horse. We hope to make a year-end Reserve contribution in 2022 of \$636 to bring our yearly contribution to the amount we would have contributed had we chosen the monthly deficit-reduction contribution.
2. Collection Policy. Our management company expenses are increasing and we need to be able to recoup these costs from those who are delinquent in paying assessments and fees. California Civil Code spells out the maximum fees we can charge. Our current late fees are \$5, while CCC allows us to charge \$10. Our current collection fee is \$5. ASV's charges will increase to \$15 and CCC allows us to charge actual expenses. After discussion we agreed to let the current interest rate of 10% per annum remain (CCC allows 12%).
3. Enforcement Procedures. ASV's costs to send out a violation letter will increase to \$25 and we need to be able to recoup these expenses from those who violate our CC&Rs and Rules. The enforcement procedures will change to allow a fee of \$25 when the first written notice is sent out. As a practical matter the Board makes every attempt to contact the offending owner via email or phone call to correct the violation before the issue is handed over to ASV.
4. Legal fees. A lien has been filed on the lot of one owner who is seriously delinquent. The Board could initiate foreclosure proceedings to recoup assessments, late fees, interest and legal expenses if the delinquency exceeds one year or \$1,800 whichever comes first.

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.