



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

March 23, 2023 The Board discussed delinquent accounts and the Management Contract.

**Oak Ranch Estates Home Owners Association
Board Meeting Minutes
May 17, 2023
Approved July 20, 2023**

Attending:

Board members Tina Castro, Pat Stone, Kathie Kottler, and one homeowner.

Open Discussion: see Supplemental Information

The Board meeting was called to order at 7:15 pm at 374 Sunset Court.

1. A motion was made, seconded and passed (MSP) to approve the Board meeting minutes of March 23, 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. MSP to pay CREW's invoice of \$10,710.96 for 41 hours of weed abatement completed the week of May 8. See Supplemental for additional information.; (2) MSP to approve two invoices from Corona Tree Service for a total of \$2,300 for tree work on March 1, and 11 and on May 3; and (3) MSP to approve a reimbursement of \$35.80 from homeowner Kevin L. for Association landscaping supplies.
2. Reserve Items. No action was taken.
3. Update to CC&Rs and Bylaws Review by the selected Attorney and to Operating Rules and Regulations by Board Members. Robert Long submitted a first draft of new CC&Rs along with a billing proposal. Further discussion is needed to clarify reimbursement and scope of the CC&Rs vs the Rules and Regulations. No action taken.
4. Update on CPA Annual Compilation. No report provided yet. The State of California requires that every California and registered foreign limited liability company file a Statement of Information and Statement of CID Association with the California Secretary of State and pay a fee every two years thereafter. MSP to approve renewal fees of \$15 and \$20 to the State.
5. Review invoices for D& O insurance and liability insurance. MSP to renew our Farmers Insurance policy for liability, directors and officers, and cyber liability coverage from 5/27/23 to 5/27/24 of \$2,804.
6. Approve JD Brooks to do a Financial Only Reserve Study. MSP to approve a proposal from JD Brooks for \$380 to prepare a 2024 Financial Analysis Only report.
7. CCAS Issues. Discuss management responses to recent submissions. Awaiting responses to financial questions. MSP to approve CCAS invoice for additional services of \$8.62.
8. Annual Meeting date confirmation. Mailing of nomination timeline. Action Item. See Supplemental.
9. CC&Rs and Rules Violations: dirt/rock removal on one lot; dead shrubs and trees on several lots. No action taken.

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

1. Treasurer's Report.
2. Bank statements for March and April, 2023. Both look good. MSP to approve these Statements.
3. Financial report for September, 2022. No report available. No action taken.

The Board adjourned the meeting at 9:01pm 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 Thursday, July 20, 2023 at 10am. Notice will be posted on the OREHOA website on the ANNOUNCEMENTS page and also at the General Post @ 599 Ridgeline Drive, Oak View.