



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

September 26, 2023 The Board discussed delinquent accounts and the Management Contract.

**Oak Ranch Estates Home Owners Association
Board Meeting Minutes of November 7, 2023
APPROVED January 19, 2024**

Attending:

Board members Tina Castro, Pat Stone, Kathie Kottler and 3 homeowners

Open Discussion: See Supplemental.

The Board meeting was called to order at 7:22 pm at 374 Sunset Court.

1. Correction to the minutes and supplemental of September 26, 2023. Kathie had prepared the January thru June 2023 Financial Report that was not reflected in those documents. A motion was made, seconded and passed (MMSP) to approve the corrected and amended September 26, 2023 Board meeting minutes and supplemental which will then 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. No action taken pending possible homeowner involvement to resolve an erosion control issue.
2. Reserve Items: MMSP to hire an electrician to replace the existing corral area light bulbs with LED bulbs and install a timer.
3. (1) MMSP to accept the attorney's recommendation to change a portion of the Bylaws addressing election requirement. (2) Invoice of \$537 was received in October for September service for edits & revisions to CC&Rs and a November invoice for October services of \$123 for review of, research, and response to the quorum requirements email. MMSP to approve invoices. (3) MMSP to accept the changes to the Revised Operating Rules and Regulations as mailed on October 6 and to approve it to be effective immediately.
4. Update on CPA Annual Compilation. The Board has not yet received the 2022 Report. A Proposal for Services in 2024 was received; the fee increased by \$75 to \$975. MMSP to approve and budget for this expense to prepare the 2023 Compilation next year.
5. CCAS. Homeowners will receive the Annual Disclosures Report in late November after review by your Board members. MMSP to go forward with making the change for 2024 from payment coupons for assessments to quarterly electronic billing; information will be forthcoming.
6. Annual Meeting. Tuesday, November 14 at 7 pm at 374 Sunset Court. The meeting will include a summary of this year's activities and finances and election of Directors of the Board by acclamation. Homeowners will be given the opportunity to sign up for committees.
7. Homeowner suggestion regarding the common horse stable area. MMSP to appoint a committee to investigate the pros and cons of converting our common corral area into a horse stabling business open to the public and to report the outcome at a subsequent Board Meeting.
8. CC&Rs and Rules Violations. No action taken.

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

1. Bank statements for September and October, 2023 were reviewed and discussed. MMSP to accept these statements.
2. Financial report(s) for September and October, 2023 were reviewed and discussed. MMSP to accept these statements.

3. 2024 Budget. Kathie presented the budget based on both her reports and those from Concord. MMSP to approve the 2024 Budget; annual total expense set at \$36,480.

The Board adjourned the meeting at 9:31 pm.

Respectfully submitted, Board of Directors

Date of the next Board Meeting is Tuesday, November 14 following adjournment of the Annual Meeting. Notice will be posted on the OREHOA website on the ANNOUNCEMENTS page and also at the General Post @ 599 Ridgeline Drive, Oak View.