



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

Open Discussion

Nothing to report.

2. Committee Reports:

Architectural: The four applications noted in May were approved. The committee reviewed and approved two applications: new tie rail near sheds and new handrail for an owner's front steps.

Common Area: No owners contacted Kathie with any comments about the trail conditions. The Board agreed that the condition of the railroad tie retaining wall on the edge of the trail down from Sunset is the highest priority. Kathie will contact CREW to make that repair. She will walk the trail with CREW and obtain their input on how best to improve the steep sections down to the creek beds. That work will be done at a later date when weather is cooler. Amber C. reported that someone has tagged one of our No Trespassing signs on Sunset. An attempt to clean off the marks will be made and a replacement sign will be ordered.

Corral Area: The approved tie rail has not been installed. Andrea M. asked all horse owners to remove equipment from riding arena after they are finished working their horse. Amber C. reported the arena gate is broken and she will try to fix it. Pat requested that the next time they drag the arena the sand should not be wetted first because it gets clogged in the tires; they will make sure the work doesn't kick up dust.

Website: See separate discussion below.

General Business:

1. Common and Corral Area Maintenance Items: The water leak was fixed in late May for \$140, far less than approved. The broken arena gate was repaired.
2. Reserve Items: Kathie reported that Watkins Fence is having difficulty in obtaining the two pipe corral panels she ordered. The usual supplier has doubled his price and other sources are being investigated. Pat reported the price for the replacement "no trespassing" signs has increased to \$177.69/each.
3. Website development. The Board reviewed in detail the draft website that Savoy Media Works created. The site looks professional and includes several photos that make our neighborhood look very nice. Our suggestions and requests for changes will be sent on to Savoy. The Board discussed that by signing up for a three-year Combo (basic) hosting plan with Wix we will save about \$200 over a year-to-year plan. We currently have no line item for website costs; they are being charged to Contingency. We will be over budget but our Operating account is sufficiently funded to absorb the expense and we will not have to budget for the hosting in the 2022 budget. It should be noted that for about 10 years we have not faced any expenses for our current website hosted by Google. (We had to upgrade our current website as Google is retiring their "classic version" and the structure of our website was not easily converted to their newly structured site.) (On July 20 we learned that the price for the larger-storage Unlimited plan was going to be greatly reduced. We will lock in a \$234 price for 3-years of hosting, half the figure approved on July 16.)
4. Corral Area Rules. No owners commented on the draft rules of May 21 so the Board approved the document as is. The final version will be sent to all horse owners for signature and posted on the website.
5. Reserve Study. J.D. Brooks provided a draft reserve study which was reviewed. The Board agreed to accept his report which shows we will be 75% funded by end of 2021. The final version will be provided to owners with the annual report prepared by ASV in November.
6. Board of Directors Election. Nomination materials will be sent to owners with a deadline of August 16 to submit nominations. Owners are encouraged to consider running for a board seat so the same owners aren't always serving. There will also be a chance to sign up for committees prior to or at the annual meeting on November 16.
7. Budget for 2022. Kevin had provided Kathie and Pat with his draft plan which was reviewed. An assumption was made that costs for goods and services will likely increase by about 3% since most actual costs are unknown. Some items are known to be increasing, i.e. postage rates and reserve study; management fee may increase. We could reduce our handling and postage costs if more owners agreed to receive documents via email and paid their assessments on

time. The issue of purchasing workers compensation insurance that covers directors and committee members was discussed again. Although we declined it in May, Kevin thinks it could protect us if an owner is hurt doing volunteer work on common area property. Weighing the arguments pro and con, Pat and Kathie felt it was not necessary. This will save us \$364 in the 2022 budget. Every attempt will be made to keep the assessments the same for 2022 as they are now by reducing several line items, including reserve fund transfer amount since we are so well funded and are not facing any large expenditures. Manure removal costs will increase so horse owners will face increased fees.

9. CC&R/Rules Violations. One owner is working to repair and paint his fence. Another owner has been adding and moving dirt on her property. This work appears not to be beyond that allowed in our CC&Rs so the Board will take no action at this time, although the County may require a grading permit.

Financial Business:

1. Account balances for May 28, 2021: Operating checking - \$26,500.88; Reserve checking - \$29,575.04. No discrepancies.

Account balances for June 30, 2021: Operating checking - \$19,425.32; Reserve checking - \$29,435.57. Several checks have not yet cleared; no discrepancies.

2. Financial Reports. No issues with reports. We are finished with our large annual expenses of weed abatement and insurance payments. We are over budget on contingency, legal and tree maintenance expenses and, if trends continue, will be over on expenses for administration of late charges. Our Operating funds are sufficient to absorb these excess expenses.

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.