



Oak Ranch Estates Home Owners Association
Supplemental Information from Board Meeting of March 23, 2023
APPROVED MAY 17, 2023

Open Discussion: (Topics may be presented by Board members or by homeowners attending the meeting)

- (1) Board member Pat S. received a call from the Safety Coordinator in Saddle Mountain regarding a presentation at his house on January 23 @ 5pm, which she and homeowner Dave F. attended. The Ventura Regional Fire Safe Council provided information regarding making homes more resilient to wildfires. Some good information was presented and free assessments for homeowners are available. Contact Natasha Saxena, Wildfire Safety Liaison: [Natasha @venturafiresafe.org](mailto:Natasha@venturafiresafe.org). Fire Safe Council website: www.venturafiresafe.org; office phone: 805 746-7365. Additionally, Christopher Danch, Executive Director of the Fire Safe Council Ojai Valley also made a short presentation regarding development of a community-based wildfire risk mitigation plan. Further information: chris@firesafeojai.org; (805) 798-2416.
- (2) A homeowner reported that he and another homeowner discussed the corral area and possible other uses as there is currently only one horse. Board members explained that this is an equestrian community and that in the past years the corrals had been full; note was made that several people purchase homes in our HOA because of the availability of the horse facilities and trails. A previous corral area picnic area received little use.

Committee Reports:

Architectural: Three new applications (garage doors, front door, and solar panels) were submitted and approved. Owners should send the OREHOA Architectural Committee (AC) Project application forms directly to the AC Chair rather than to Concord Consulting and Association Services (Concord) which delays the review. (The forms, additional information and the directory is available on the website: orehoa.org). Homeowners should allow several weeks for a response back as all three AC members review the application.

Common Area: The January and February storms have done some damage to our trails and no doubt they are worse with the March storms. Kathie K. and homeowner Dave F. will schedule a meeting to walk the trails and discuss action to be taken; owners will be invited to participate. On March 1st a big oak tree fell on the stables driveway near the entrance, but homeowners Kevin L. and Raul K. removed some limbs to enable owners to walk up the driveway; Jorge from Corona Tree Service came the next day to clear the driveway for autos.

Corral Area: See Maintenance below.

Website: Our website designer provided some examples of setting up folders and will connect them to the pages on the website when 2023 documents are available (approved January 2023 Minutes and Supplemental). Additionally, an email from Google shows 56 interactions last month of our website.

General Business:

1. Common area maintenance: Kevin L. continues to weed whack along the streets and corral area driveway as he has time.

Corral area maintenance: Allen Electric came out in January to make a repair to the electrical system by removing a bad outlet. Jorge from Corona Tree Service came out in January to cut some dead branches on a tree next to a corral and cut and chipped parts of the fallen tree near the wash rack and another dead branch

closer to Ridgeline for \$800. On the last day of February the intense wind storm pushed several currently vacant sheds partially off their concrete pads. When Kathie, Raul K. and Kevin L. went up to slide them back into place the next day (March 1), they discovered a big oak had fallen across the corral driveway blocking access (noted above). (They were able to walk around behind the row of stalls to access the sheds to do that work.) Kevin and Raul then cut up branches to open access for walking and Kathie helped clear branches off to the side. Jorge from Corona Tree Service was able to come out later that afternoon and take care of all of it (cut, haul and chip) plus cut a section out of a tree over the trail down from Ridgeline that was ready to come down and left it where it fell. Jorge came back 10 days later to cut, haul and chip the leafy parts of that tree. Awaiting an invoice for those two jobs. Corral Chair Carol T. has done weed whacking around the corrals and placed sand bags at the arena entrance prior to the second February storm. Kathie has now finished pulling and cutting weeds around the shrubs and partially cut up a dead Acacia; she will cut the rest of that plant once the rains have stopped as the dead branches protect the soil. A hose valve spigot near an un-used corral was broken off in February and repaired by Raul.

2. Reserve items: Nothing to report. The Board will continue to address repairs as needed.
3. Update/Revise CC&Rs and Bylaws: No further update.
4. CPA Report Preparation: In past years the Management Company mailed the financial information to our CPA so she could prepare this required report. Because of lack of financial reports we are uncertain of the CPA's ability to prepare her report. Kathie has been tracking our financials using a report prepared by the previous treasurer and has reached out to the CPA offering to provide her reports; no response to date from the CPA regarding this request nor to a second call to her regarding progress in report preparation.
5. CCAS Issues. (1) We continue to work with Concord to resolve outstanding issues. (2) Several homeowners did not receive the 2023 assessment payment coupon books in December. Homeowners with any account issues should contact Monica Pena, Accounts Receivable: MonicaP@concordconsulting.net. Phone: (805) 445-1040 X 107.
- (3) Concord requested today to provide the date of our annual meeting. Typically we choose that date at our May Board meeting (for a date in November). We will respond to this request.
6. CC&R Violations: Communication has been ongoing and work is progressing on clean-up of one lot.

Financial Business:

1. Treasurer's Report: The Board is pleased that Kathie has tried to be diligent in reviewing expenses and income on both the bank statements and TOPS account software that Concord uses, as well as maintaining her spread sheets showing checks prepared and direct debits deducted as well as expenses against budget. To date we are over budget in both Legal (for CC&R and Rule review/preparation) and Common Area Maintenance (for CREW trail work). Bank statement income for January and February totaled \$13,402 (due to some owners paying for more than first quarter).
2. Bank Statements. No discrepancies in either January or February statements.
Balances for *January 31*: Operating \$33,114.94; Reserve \$32,513.39. Operating income was \$11,146; expenses were \$1,018.
Balances for *February 28*: Operating \$30,495.93; Reserve \$32,653.39. Operating income was \$2,256; expenses were \$4,875.
3. Financial Reports. On March 3 Concord emailed that they would focus on creating the September report first and hoped to send it out by March 10 but we have not yet received the report. They feel that once it is completed that the others should be easier to prepare. In the meantime a 2022 year-end spreadsheet prepared by Kathie will be posted on the website.

Respectfully submitted,

OREHOA Board of Directors