



Oak Ranch Estates Home Owners Association
Supplemental Information from Board Meeting of
March 19, 2021
APPROVED May 21, 2021

Open Discussion

The group discussed changes to the neighborhood with new buyers and renters.

2. Committee Reports:

Architectural: One application for front yard landscape remodel was submitted and approved.

Common Area: Unfortunately we had two large oak trees fall across the trail down from Ridgeline. Terry M. cut up some of the branches to clear the trail and Corona Tree Service cut and hauled out the branches and logs and chipped them; one owner took some logs for his use. While Corona was here they trimmed one large branch overhanging the road to the arena. Pat commented there is possibly a dead tree in the barranca below Ridgeline; it may need to be cut in May when fire protection work is done. It was reported the trail down from Sunset may need to be reworked near the top as the railroad tie retaining wall may be rotting; we will ask CREW to look at that when they are here in May. It was requested that the gardener take the yard waste barrel down to the street for collection. Amber C. noted that poison oak is growing back and she requested authorization to purchase and apply spray.

Corral Area: Discussion ensued about the need for another brown barrel to be used for manure collection. The dumpster at the top of the driveway is collected by Harrison but the brown barrels are taken by an owner to the street and they are heavy and unwieldy when filled. A third barrel was requested in January, at a cost of \$13.33/month, which allows the barrels to be partially filled. Initially one owner intended to pay for that extra barrel but feels that since our Corral Rules state that manure removal charges are to be paid by all horse owners they should not pay that full charge. The Board agreed to notify horse owners that due to the safety and capacity issue there is a need for an additional barrel and request they pay a small additional charge that amounts to \$2.22/horse/month, or \$6.66/horse/quarter, effective second quarter (April 1, 2021).

Website: See separate discussion below.

General Business:

1. Common and Corral Area Maintenance Items: The vehicle that drove into our corral area entry gate did more than just rip off plastic fencing, it also caused the gate to be misaligned. Terry was able to work on it to keep it from dragging and intends to install more hardware to better correct the problem. Kevin purchased and installed end caps on the open ends of the horizontal boards and painted white the raw metal frame of the gate as well as the post. Two other owners worked on the back gate onto Saddle Mountain trail. Kathie and Amber spent a lot of time over several days working on the sloped dirt drive from the arena digging trenches and placing railroad ties, rocks and branches to slow down and divert the runoff. This saved us from paying CREW to do the work. Amber reported that there was not the usual mud and rock flow down the drive during the last rain event. It was noted that the OREHOA sign at the boundary between us and Saddle Mountain on the trail up from Sunset is badly faded. This is not a critical location for our sign. All signs will be evaluated and if one of the street-side signs needs replacing, to buy a new one for that spot and move the old sign to the SM location. Another sign that looks bad and reflects poorly on our neighborhood is the Neighborhood Watch sign at our entrance on Almond. Kevin agreed to remove that sign.

2. Reserve Items: Kathie reported that the replacement pipe corral panels were installed by Watkins Fence. They did an excellent job and also hauled away the old corroded panels. Although rotted railroad ties were removed from one stall three ties were not removed from the other stall. They are secured by rebar which is likely to be difficult to remove. The Board agreed to leave those divider ties in place for now. If a new owner wishes to rent the stall they may decide they want the ties to stay; we can always remove the ties if they are not wanted. The project to remove some dirt from in front of the upper shed and place crushed rock to provide a safer parking space for a horse trailer is still on hold. Kathie is in communication with a contractor still working on his license and insurance paperwork. She will meet with him on Saturday to discuss the job and get a price.

3. Website development. Pat had prepared a master list of all documents currently on our website and proposed that the new website not contain all the archived material we currently have available. The Board agreed to keep only

current documents and archive one year's worth of minutes/supplemental info and financial reports. (Owners can contact the Board if they wish to review older documents.) This will reduce the workload in transferring current website documents into the new website. Pat also reported on investigations of various companies to create a new website: Google, GoDaddy Word Press, Yola and Wix. The fee structures are confusing but all have a monthly fee in addition to our domain name fee. Pat is willing to spend some time trying to set up a free website but it may be too time consuming or difficult. Kathie presented a proposal from a graphic designer who would create a new website similar to ours that would be user friendly. Her fee is \$750 for the creation through Wix. Once the website is set up Pat would transfer the documents and then the site would be connected to our domain name. The Board expressed interest in making the site more graphically appealing and perhaps including photos. The Board has a number of questions of this possible vendor. Investigation will continue and be reported on at the next meeting. The Board needs to make a decision at the May meeting to allow enough time for the new site to be fully created before we lose our current site. Although the Budget has no provision for new website expenses, our Operating account is sufficiently funded to absorb the expense.

4. Corral Rules re Liability Insurance. While the Corral Rules state horse owners must provide proof of liability insurance annually, there is no stated penalty for not complying. The existing rule states that the Board may revoke the owner's right to use the Corral Area if an owner fails to pay assessments and fees. It was proposed that the words "provide proof of insurance annually" be added as another condition of remaining in good standing. It was pointed out that not everyone's insurance renews in the same month. We will ask ASV if they can send out reminders in the month the insurance is due for renewal. It may be possible for horse owners to ask their agent to automatically send a copy of the insurance certificate to ASV each year upon renewal. There is also some question as to what documentation is required. It is not enough to show the invoice for coverage. The page that shows the dates of coverage, the dollar limits of liability, the fact that the coverage is for a horse in a common area corral and that OREHOA is an additional named insured is the minimum amount of information to be provided and may be included in the Declarations Page or in an Addendum to an owner's general liability insurance.

6. CC&R/Rules Violations. All owners are reminded that oak trees throughout our neighborhood, whether in the common area or on private property, are a protected species and are what makes our community special. Trees are subject to CC&R Section 3.15 which states that owners must maintain their oaks, use a licensed arborist, and obtain Architectural Committee approval if any tree needs to be removed. Owners are also cautioned that tree work often requires a County of Ventura tree permit. It is recommended that owners contact the Board if they need to do any tree work so we are aware of plans, whether trees need trimming or if a fallen tree needs to be cleared away. Neighbors will call us if they see tree trimmers or hear chainsaws. Corral area users are reminded of the Corral Rule limiting speed on the driveway to 5mph. Recently a car was observed speeding and revving its engine near a horse stall, both of which are inappropriate behaviors.

Financial Business:

1. Account balances for January 31, 2021: Operating checking - \$30,160.09; Reserve checking - \$29,514.23. There were two instances of Union Bank incorrectly reporting check numbers.

Account balances for February 28, 2021: Operating checking - \$28,911.01; Reserve checking - \$28,550.63.

2. Financial Reports. The cost for the yard waste barrel is included in the manure removal line item under corral expenses, rather than common area maintenance as it should be. Next year we will change the item names.

3. CPA Report. Kevin noted that the reconciliation of the Reserve account is straightforward. The Operating account is less so as the year-end numbers provided by ASV and by the CPA are slightly different. ASV explained that the accounting methods are different and the adjusted journal entries accounts for the difference. We have confidence in the monthly reports ASV provides, which are carefully reviewed by Kevin, and we have faith that the CPA is a knowledgeable professional. We have done our due diligence and feel comfortable accepting the CPA's report.

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.