



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

May 17, 2023 The Board discussed delinquent accounts and the Management Contract.

**Oak Ranch Estates Home Owners Association  
Board Meeting Minutes of July 20, 2023  
APPROVED SEPTEMBER 26, 2023**

Attending:

Board members Tina Castro, Pat Stone, Kathie Kottler, one homeowner and Scott Corby, head of the Safety Committee of Saddle Mountain HOA.

The Board meeting was called to order at 10:10 am at 374 Sunset Court.

1. A motion was made, seconded and passed (MSP) to approve the Board meeting minutes of May 17, 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. See Supplemental for information. No action was taken.
2. Reserve Items. No action was taken.
3. Update to CC&Rs and Bylaws Review by the selected attorney. The Board approved the draft of the revised Operating Rules and Regulations to consider for approval prior to completion of CC&Rs & Bylaws. Motion was MSP to approve the final draft of the Operating Rules and Regulations and send to homeowners for a 30 day review. Motion was MSP to approve invoice of \$4,305 for attorney's May services.
4. Update on the CPA Annual Compilation. No action was taken.
5. Update on the 2024 Financial Only Reserve Study. There are no projects to be done this year and there are no immediate needs for next year. Motion was MSP to approve the draft 2024 Reserve Study prepared by JD Brooks.
6. CCAS Issues. Pat received a detailed financial report from Concord for the Month of September 2022, in the mail this date; no review has occurred. Two motions MSP to (1) have Concord bill homeowners if they request a second coupon book that is required to pay their assessments and (2) to approve the CCAS invoice for additional May services of \$25.44.
7. Annual Meeting. Nomination forms were e-mailed to most homeowners on June 23. Concord has not indicated that they received any returned forms. Motion was MSP to appoint a volunteer (homeowner) Election Inspector should a secret ballot election of Board members be conducted at the annual meeting on November 14, 2023.
8. 2024 Budget. Board members began review of next year's budget based on the Treasurer's reports. We anticipate receiving financial reports from Concord soon. No action was taken.
9. Request from Saddle Mountain to consider joining them and High Country HOA to become a "Firewise Community" and follow up with representative from the County Fire Safe Council regarding a possible presentation. Several questions remain. Motion was MSP to participate in the Firewise Community program along with Saddle Mountain and High Country HOA (if the latter does participate).
10. CC&Rs and Rules Violations: dead shrubs, trees and weeds on several lots. Motion was MSP to send a letter to one homeowner regarding removal of dead trees.

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

1. Treasurer's Report. Over budget for Legal and Tree Maintenance. No action taken.
2. Bank statements for May and June, 2023. Both look good. MSP to approve these Statements.
3. Financial report for September, 2022. Received this date. No action taken.

The Board adjourned the meeting at 12:15 pm 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 Tuesday, September 19 at 7pm at 374 Sunset Court. Notice will be posted on the OREHOA website on the ANNOUNCEMENTS page and also at the General Post @ 599 Ridgeline Drive, Oak View.**