



**Oak Ranch Estates Home Owners Association
Supplemental Information from Board Meeting of
March 22, 2019
~~DRAFT~~ APPROVED May 17, 2019**

Open Discussion

One owner reported on repairs she had made to water lines and valves near two corrals that had been damaged. They were a safety hazard and water was being wasted.

One owner requested the area in front of two sheds where trailer and vehicles are parked to be graded and gravel placed to match that in other trailer parking area as it gets muddy during rain and vehicles get stuck. Kathie will contact the contractor who did the previous work and price out the crushed rock from Ojai Lumber.

One owner reported on experience she has had with a McLeod hoe (heavy duty with coarse tines on one-side and flat hoe on other that is used by fire fighters) and suggested OREHOA might want to get one to allow volunteers to work on such things as path to horse wash rack, drainage swales on arena drive and to cut back slopes.

1. Review of January Minutes/Supplemental Information

Per ASV, the minutes and supplemental documents sent out after the January meeting were incorrectly formatted. Minutes should only contain action items as noted in Agenda. All discussions should be reported in supplemental information document. Kathie reformatted the documents originally sent out to owners; content did not change. The newly formatted documents, which were approved at this meeting, will be posted to the website.

2. Granting Approval to Authorize Expenditures

Sometimes issues may come up at a Board meeting or in an emergency situation where the Board has no advance notice to include the issues as Agenda items. This authorization allows the Board to authorize smaller expenditures without prior notice.

3. Committee Reports:

Architectural: No applications have been received. *Common Area:* Kathie reported that the gardener comes every other week to trim shrubs and weed whack and sweep along our streets. He recently trimmed the trail from the top of our driveway to the big Saddle Mountain gate. Kathie has trimmed some dead shrubs and has been pulling grasses around our slope plants; she and her husband also cut back some low hanging oak tree branches over arena drive. Trisha has been weed whacking around some corrals and sheds. *Corral:* See General Business items below. *Hospitality:* Welcome letters will be mailed out and Trisha and Kathie will try to walk thru the neighborhood in mid-April to meet new owners. *Website:* Kathie will send financial reports for January and February and approved Minutes and Supplemental to Andrea for posting.

General Business:

1. Corral Rules. A document was presented that modified the Rules previously approved on January 18. It has several changes to formatting and language in an attempt to clarify and simplify the rules. Added were several rules based on the discussions of the January 18 meeting. All those present suggested further modifications. This document will be "cleaned up" and sent out to all home owners for review. Note that items to be removed are shown with "strike thru" and new items are in Bold type.
2. Waiver and Liability Release form. It was decided that because there is now language in the Corral Rules in which owners assume all risk and release OREHOA from liability, there is no need for a separate document.
3. Common Corral Area Maintenance Issues:
 - The riding arena has now been re-graded, with sand moved away from edges of ring, and dragged to create a smooth, safe surface. Trisha rented a tractor and did the work in about 5 hours. Due to her efforts there are no

longer any areas with standing water and drainage out of arena down dirt drive has been greatly reduced. Amber said arena is the best it has ever been. Trisha bought the dragger herself for a cost of \$175 (more than had originally been authorized). She is willing to sell the dragger to OREHOA to keep if there is someone who will do this work every couple of months (minimum once a year). The Board will discuss next meeting.

- The work to replace sand bag "water bars" with railroad ties has not been done. The Board will find out if any homeowners are willing to do the work. Kathie will also get a quote from CREW to do this work. There seems to be less urgency now since rainy season is about over and arena work has improved the situation.
 - The upper sections of our pasture fencing were damaged by a large oak tree on a Saddle Mountain owner's property that fell in mid-January. It took that owner several weeks to get the work done before we could see the extent of the damage. We were hoping he would pay to fix the fence but he won't. One ORE owner stretched rope across the worst section so people can let their horses out to graze. Trisha and Kathie have been contacting many fence and landscape companies to get them to come out and give prices for the work; some are too busy, some think it's too small a job, some don't have insurance. We'll continue to work on it. The plan is fix not just the missing and broken sections of fencing but re-stretch other sections that have sagged over time.
 - Pipe fencing next to corral entry gate on Ridgeline needs painting as rust is showing thru. We will contact our gardener to see if he can do the work.
 - Weed abatement work in pasture. We are only required to cut back grasses and remove brush within 100 ft. of homes. Although last year we had the entire pasture cut down, due to the unanticipated expense of repairing our fence we are less inclined to do the entire pasture now. We also discussed getting goats to eat down the grass since the horses can't do the job. Grass growth throughout our common areas is substantial this year due to rains so our bill from CREW may be higher than budgeted.
4. Reserve Item. As noted earlier, there was a water line break near some corrals which an owner had repaired. This is a perennial situation and now is the time to have a landscaper properly run new, deeper lines in that area and set up proper metal risers with good supports. Kathie will contact a landscaping company to get a price for the work and arrange for the work to be done.
5. ASV Issue. Just prior to the Board meeting we were notified that our liability insurance will automatically renew on May 27, 2019. The premium is \$1,535 (last year was \$1,491). We were given the option to purchase Terrorism Coverage which we declined.

Financial Business:

1. Account balances for January 31, 2019. Operating checking - \$29,326.27; Reserve checking - \$12,390.77.
Account balances for February 28, 2019. Operating checking - \$28,495.33; Reserve checking - \$12,856.95.
2. Financial reports for January and February 2019 will be posted on website.
3. Tax forms for 2018 will be filed electronically.
4. Draft 2018 CPA compilation shows year-end balances of \$18,215 in Operating and \$11,925 in Reserve. Operating revenue slightly exceeded expenses while Reserve expenses slightly exceeded revenue. Our Reserve fund is now 49% funded. Once the draft report is finalized it will be sent out to all home owners.
6. The Board discussed turning over the account of one home owner to a collection agency who could proceed to filing a lien if the account is not brought current. ASV will be asked to clarify the expenses associated with such an effort.

Respectfully submitted,
Board of Directors