



Oak Ranch Estates Home Owners Association
Board Meeting Executive Session

November 7, 2023 The Board discussed delinquent accounts and the Management Contract.

Oak Ranch Estates Home Owners Association
Board Meeting Minutes of January 19, 2024
APPROVED March 26, 2024

Attending:

Board members C Howard, Pat Stone, and Kathie Kottler.

Open Discussion: Potential barrier to be considered at the common area on Almond to deter dirt bike access. See Supplemental.

The Board meeting was called to order at 11:30 am at 603 Ridgeline Drive.

The Minutes of the Board meetings of November 7, 2023 and November 14, 2023 were approved.

1. Committee Reports. Website Committee: An invoice for renewal of the website domain name for 3 years was paid by Pat Stone. Motion made, moved, seconded and passed (MMSP) to reimburse her \$69.51 for this expense. See Supplemental for additional committee reports.

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

1. Common and Corral Area Maintenance Issues. Trail work due to a fallen tree and trail erosion was required in January. Kathie had contacted an electrician to discuss new corral area lights and installation of a timer. The electrician will not be able to make this repair as a bucket truck will be needed due to the height of the poles. Also, he indicated that a timer is not available that is for outside use. No invoices have been received.
2. Reserve Items: Kathie presented information on her efforts to replace light fixtures in the corral area. MMSP to spend up to \$3,500 for installation by an electrician with proper equipment of five pole mounted new light fixtures in the corral area (excludes the riding arena).
3. We are still waiting for the final draft of the CC&Rs and Bylaws from the attorney.
4. The CPA Annual Compilation Report for 2022 is not completed. Kathie will follow up with all parties.
5. Concord Consulting Issues. The 2023 Annual Report, issued in November, required corrections and the corrected report was reissued and posted on the website. Electronic Billing of First Quarter 2024 Assessments took place on December 22; homeowners should contact Kathie regarding receipt issues. MMSP to approve extra Concord charges: October: \$72.97, November: \$64.23 and December: \$72.00. MMSP to authorize Concord to pay taxes and to continue to auto transfer funds (\$120 per month) from Operating to Reserves. MMSP to authorize Concord to auto debit for SCE, E.J. Harrison, Ventura River Water District and monthly management fees (\$750 per month).
6. The homeowner who suggested converting our common corral area into a horse stabling business open to the public did not wish to chair a committee to investigate the pros and cons of this change and the Board will remove this as an active agenda item.
7. CC&Rs and Rules Violations. No action taken.

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

1. Bank statements for November and December, 2023 were discussed. MMSP to accept these statements.
2. The Financial reports for October and November, 2023 were discussed. The December report was received during the meeting. MMSP to accept the October and November reports.
3. Year-End Reports. Kathie prepared a 2023 Operating Budget vs Actual Expense report that will be posted to the website, and for Board information a 2023 Operating Income and Expense Report.
4. Approve CAI Dues for 2024. MMSP to approve payment of \$130 for these yearly dues.

C/o Concord Consulting & Association Services

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The Board adjourned the meeting at 2:00 pm and went into Executive Session to discuss delinquent accounts and a property issue.

Respectfully submitted, Board of Directors

Date of the next Board Meeting in March is TBD. Notice will be posted on the OREHOA website on the ANNOUNCEMENTS page and also at the General Post @ 599 Ridgeline Drive, Oak View.