



**Oak Ranch Estates Home Owners Association  
Supplemental Information from Board Meeting of  
July 8, 2022  
APPROVED September 16, 2022**

Open Discussion

Pat reported she spoke with the President of the Saddle Mountain POA and they agreed to post "Property of Saddle Mountain POA/No Trespassing" signs on their gate at the end of Ridgeline. She reported that a fallen SCE line near the OREHOA/SMPOA border has been repaired. Kathie reported she had previously sent emails to owners about loose dogs and a bear sighting.

2. Committee Reports:

*Architectural:* Nothing was reported.

*Common Area:* See Maintenance below.

*Corral Area:* Amber C. previously reported there was a leak at a now-vacant horse stall. Raul K. capped the water line to that horse waterer. Any new stall renter will need to make the necessary repairs to the float and shut off valve. The manure dumpster has been replaced by barrels the horse owners bring down to the street every week; this is a cost savings measure. Kevin mentioned a large branch on an oak tree near the corral driveway has fallen down.

*Website:* Nothing was reported.

General Business:

1. Common and Corral Area Maintenance Items: Kathie reported that in May CREW completed their annual weed abatement and we received their invoice in mid-June. The cost was about \$600 over the amount budgeted. Kathie discovered they cut back much more dead grass on either side of the trail up from Sunset in the open meadow than is needed. She will advise them next year to create a narrower trail to save us money. Carol T. cleared out weeds from two vacant stalls.
3. Update/Revise CC&Rs and Bylaws: The Board met on May 26, June 3 and July 7 to review the CC&Rs and made several changes. Additional meetings will take place in August.
4. Architectural Guidelines: Kathie reported she had shared the proposed document with the Architectural Committee and they have accepted it. It should help owners understand what the Architectural Committee expects regarding materials and finishes so the look of the neighborhood remains cohesive. It still allows owners to submit other selections for consideration.
5. Reserve Study: The company who reviews our assets was notified of the new corral panels we installed. The weed whacker and blower will not be classified as Equipment per J.D. Brooks but be treated as an Operating expense.
7. Budget for 2023. Preliminary figures will be provided in September for discussion.
8. ADU Rules: Kathie presented a draft document reflecting needed changes she identified as a result of the new laws. Pat reported on other research she had done which clarified some issues. The Board discussed making significant changes to the CC&R Section 3.05, Permitted Improvements, that are referred to in these Rules. Further research is needed; a revised draft will be discussed in September.
9. ASV Issues: The Board was notified in late June that the owner of ASV is retiring and they will no longer provide management services after August 31. Pat has been working to contact the companies referred to by ASV to determine the scope of services we need and that they provide, and to schedule interviews where we can learn about their fees. If the fees increase we will be over budget for the last four months of 2022.
10. CC&R Violations: One owner has allowed his oak tree to grow out over the street and the branches are hanging down enough to drag against the top of passing RVs and garbage trucks. They have been contacted to prune those branches to avoid damaging vehicles or their tree. One owner has had an RV parked next to their garage for some

months with no screening and they will be contacted to submit a project application for screening per CC&R Section 3.12. One owner's property has become an eyesore with piles of dirt, numerous RVs and horse trailer parked on the lot visible from the street, dead oak tree branches and broken wire fencing. An enforcement letter will be sent to the owner as they are in violation of several CC&R sections.

Financial Business:

1. Account balances for May 31, 2022: Operating checking - \$28,060.07; Reserve checking - \$30,203.09.  
Account balances for June 30, 2022: Operating checking - \$30,507.91; Reserve checking - \$30,505.59.  
There are no issues with either of the statements. Several Operating checks have not cleared.
2. Financial Reports. The May report looks good. Kevin noted that no check was prepared for the D&O insurance renewal; Pat will contact ASV. The June report shows that because several checks have not cleared, including the large CREW check, the financial report and the bank statement balances are at odds. Expenses for weed abatement and common area maintenance are higher than budgeted. Manure removal expenses are being paid for by the two remaining horse owners. Kevin noted that Harrison now bills us every two months rather than monthly as they were doing with the dumpster.

Respectfully submitted,  
Board of Directors

For any HOA concerns please contact Concord Consulting & Association Services at 805-445-1040. ~~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.~~