



**Oak Ranch Estates Home Owners Association
Board Meeting Minutes
July 8, 2022
APPROVED September 16, 2022**

Attending:

Board members Pat Stone, Kevin Lynn and Kathie Kottler.

Open Discussion: see Supplemental Information

The Board meeting was called to order at 10:10 am at 603 Ridgeline Dr.

1. A motion was made, seconded and passed (MSP) to approve the Board meeting minutes of May 20. These minutes and associated supplemental information will be posted to 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. A motion was MSP to pay CREW \$5,633 for annual fire prevention weed abatement.

2. Reserve Items. No action was taken.

3. Update to CC&Rs and Bylaws. No action was taken.

4. Architectural Guidelines. This document has been reviewed by the Architectural Committee. A motion was MSP to send the draft document to owners for a 30-day review period.

5. Reserve Study. J.D. Brooks was apprised of improvements made to the corral area this year.

6. Annual Meeting and Election. Director nomination forms will be sent out this month to be returned in August.

7. Budget for 2023. No figures were provided. This year expenses in several areas increased more than the 3% increase budgeted for. Costs are expected to increase again in 2023, including management fees. It is likely owner assessments will increase for 2023.

8. ADU Rules. A draft document was discussed. Further changes are needed before it can be presented to our attorney for review prior to sending to owners.

9. ASV Issues: ORE received notice from ASV that they will no longer provide management services beyond August 31. The Board is investigating two potential companies to provide this service.

10. CC&Rs and Rules Violations. The Board will contact one owner in violation of tree maintenance, one owner in violation of vehicle parking and one owner in violation of vehicle parking and property maintenance.

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

1. Bank statements for May and June 2022 were reviewed, approved and signed by Pat and Kevin.

2. Financial reports for May and June 2022 were reviewed and accepted. They will be posted to the website.

The Board adjourned the meeting at 11:40 am and went into Executive Session to discuss assessment/fees delinquencies of two owners.

Respectfully submitted, Board of Directors

Date of next Board Meeting is scheduled for Friday, September 16.