Parker Ranch Homeowners Association (PRHOA) Board Meeting

Saturday, October 3, 2026; 10:00-11:00 AM (Regularly Scheduled Quarterly Meeting)
Status:

Attendees

Anna Patterson
Nia Turan
Daniela Manzo
Cindy Lin
Havish Koorapaty

Agenda:

- Security
  - **Board is looking into options to improve security. If there are any volunteers who would like to help, please contact the board by Oct. 30, 2026.**
- Hans Hartmann case status:
  - Board is continuing to discuss the situation.
- Architectural committee status
  - **The board would like to remind the community that the Architectural Committee should be consulted before any remodeling projects are started.**
  - **The board would also like to request construction crew to be directed not to block mailboxes or access to roads, and maintain a distance from fire hydrants.**
- Construction projects update
  - Board is continuing to monitor projects in the neighborhood.
- Trail sub-committee and open space status
  - **The board would like to remind the residents that they should clear their property of dried vegetation and weeds for fire safety.**
- Treasurer update
  - Board will follow up on a few delinquent payments of the HOA fee
- Miscellaneous
  - There are no major updates on builder's remedy projects in the neighborhood.

Sunday, August 2, 2026; 6:30-7:30 PM (Regularly Scheduled Quarterly Meeting)
Status:

Attendees

Anna Patterson
Daniela Manzo
Cindy Lin
Havish Koorapaty

Parker Ranch Homeowners Association (PRHOA) Board Meeting

Agenda:

- Board roles
    - Cindy Lin is confirmed as treasurer to replace John Chang.
- Hans Hartmann case status:
    - Board is continuing to discuss the situation.
- Architectural committee status
    - **The board would like to remind the community that the Architectural Committee should be consulted before any remodeling projects are started.**
- Security
    - Board is checking quotes for potential alternate security companies
- Construction projects update
    - Board is continuing to monitor projects in the neighborhood.
- Trail sub-committee and open space status
    - Board will inform city about a couple of overgrown trees on Parker Ranch Rd.
    - **The board would like to remind the residents that they should clear their property of dried vegetation and weeds prior to the peak summer season for fire safety.**
- Treasurer handoff
    - Cindy is working with John to achieve a smooth handoff
- Fall Parker Ranch party
    - **The Fall Parker Ranch party will be hosted by Anna Patterson at her home at 2:00-4:30 PM on Sunday, August 30, 2026. A separate mail will be sent requesting RSVP for the party**
- Miscellaneous
    - Board will send out a quarterly update on builders remedy projects in the neighborhood.

Sunday, April 26, 2026; 10:00-11:00 AM (Regularly Scheduled Quarterly Meeting)
Status:

Attendees

Anna Patterson
Daniela Manzo
John Chang
Nia Turan
Havish Koorapaty

Agenda:

- Hans Hartmann case status:
    - Board is continuing to discuss the situation.
- Architectural committee status

Parker Ranch Homeowners Association (PRHOA) Board Meeting

    - **The board would like to remind the community that the Architectural Committee should be consulted before any remodeling projects are started.**
- Trail sub-committee and open space status
    - Discing originally scheduled for end of April but is postponed due to rains.
    - The weeds by the signs will be cleared after the rains stop.
    - **The board would like to remind the residents that they should clear their property of dried vegetation and weeds prior to the peak summer season for fire safety.**
- Treasurer update including candidate/handoff
    - Board will follow up on a HOA fee that wasn't paid for one house for 2025.
    - **Any residents that have not paid the annual HOA fees for 2026 are requested to pay the fees immediately with an additional 10% late fee penalty of $162.**
    - Board approves the budget for 2026 (will be shared with the community during the annual meeting).
- Annual Meeting planning and election set up for new board members
    - Anna will reach out to the community to seek volunteers to replace John Chang as Treasurer.
    - Annual meeting date will be June 28, 2026 which is later than usual due to non-availability of board members.
    - The board has decided that the community will be polled every two years on whether PRHOA should continue with security for the community. The next poll will be in 2027.
- July 4th planning
    - The board applied for permits for closing roads for fire safety reasons (Tom Costello helped last year).
    - Need to work with security company to set up the barricades
- Miscellaneous
    - Board still considering preparing a welcome packet for new residents

Sunday, January 25, 2026; 10:00-11:00 AM (Regularly Scheduled Quarterly Meeting)
Status: Approved

Attendees

Anna Patterson
Daniela Manzo
John Chang
Nia Turan
Havish Koorapaty

Agenda:
Draft Agenda for PRHOA Board Meeting:

- Hans Hartmann case status:

    - A summary judgement in the [Quote Case Matter] in the Board's favor. Subsequent trial dates set for early 2027.
    - The board is engaged in conversation with both Hans Hartmann and the Hasans.
- Connector road email from Haresh Patel about access to connector road
    - The connector road is the private property collectively by all Parker Ranch residents and they all have access to the road as well all Parker open space areas.
- Architectural committee status
    - An ADU is being built by the owners of 12665 Star Ridge Ct. are building an ADU which has been approved by the Architectural Committee
- Trail sub-committee and open space status
    - There seems to be an increase in trash along trails and the board has discussed reporting this to the city
    - Tree has fallen down into the valley near Star Ridge Court. Board has taken action to remove the tree.
    - **The board would like to remind the community about the importance of taking care of trees and shrubs on your property.**
    - Yearly discing: Walk through rather than map may be more effective in ensuring all areas are properly disced.
- Access to Flock camera footage by residents
    - The board will decide on a case-by-case basis whether access is provided using security considerations as a criterion
- Lights at the four entrances not working as well
    - Board has upgraded the solar lights with more powerful solar lights.
- Treasurer update
    - Less than 50% of residents have paid annual dues.
        - **The board would like to remind the residents to pay their annual dues** (Link for ACH automatic payment: [Attach Link provided by John])
    - **Board would like to check with the community if there are any volunteers to join the board in June and fill in the Treasurer role that will be vacated by John Chang. It is beneficial for the incoming Treasurer to have some training with John before he leaves.**
- July 4th planning
    - Need to get a permit for closing roads for fire safety reasons (Tom Costello helped last year).
    - Need to work with security company to set up the barricades
- Miscellaneous
    - Board will consider preparing a welcome packet for new residents