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2130 Heritage Loop Road  
Paso Robles, CA 93446  
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**OPEN SESSION MEETING OF THE  
HERITAGE RANCH OWNERS ASSOCIATION BOARD OF DIRECTORS  
AGENDA**

DATE: Thursday, April 23, 2026  
TIME: Executive Session at 4:00 p.m.; Open Session at 6:00 p.m.  
LOCATION: Heritage Ranch Owners Association Recreation Barn  
2555 Equestrian Road, Paso Robles, CA 93446  
Live-streaming link will be provided to members by email.  
DIRECTORS: Masen Yaffee, Dan Haulman, Scott Keller, Lisa Ptaszenski, Tom Swanson

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**EXECUTIVE SESSION**

**CALL TO ORDER**

**ESTABLISH QUORUM/ROLL CALL**

**EXECUTIVE SESSION CONSENT AGENDA**

1. Executive Session Consent Agenda
  - a. Minutes – March 26, 2026, Executive Session
  - b. Reports pertaining to Member Discipline & Delinquency
  - c. Reports and Updates pertaining to Confidential Owner Matters

**EXECUTIVE BUSINESS TO BE CONDUCTED**

2. Confidential Owner Matters, Member Discipline & Appeals
3. Contracts
4. Legal Matters
5. Personnel Matters

**RECESS/ADJOURN EXECUTIVE SESSION**

# OPEN SESSION

## CALL TO ORDER / ESTABLISH QUORUM / ROLL CALL / PLEDGE OF ALLEGIANCE

## PRESIDENT'S WELCOME AND EXECUTIVE MEETING SUMMARY

## TREASURER'S REPORT

## MANAGEMENT REPORT

## GUESTS AND SPECIAL PRESENTATIONS

- SLO County Sheriff's Department – Senior Deputy Tyler Hammon
- Committee Reports
  - AEC
  - CEC
  - ESC
  - Finance
  - Marina
  - Strategic Planning
  - Trails
  - Heritage Village Seniors

## MEMBER COMMENTS ON NON-AGENDA AND AGENDA ITEMS

*If you are unable to attend the in-person meeting at the Recreation Barn, please submit any questions or comments for the Board of Directors in advance of the meeting to [directors@hroa.us](mailto:directors@hroa.us). Before coming to the podium to speak, each member is asked to complete a blue information card and hand it to a board member. Please raise your hand to be recognized by the meeting chairperson, then step forward to the podium and state your name, lot, and tract number. Each member will be limited to three (3) minutes to speak, with a maximum comment period of thirty (30) minutes. The chairperson, at their own discretion, may extend a comment period. After each agenda item is introduced, the chairperson will open the floor for public comment on that item. Upon closure of public comment for that item, the board will make a motion, followed by Director-only discussion. No further public comments will be permitted after the motion has been made.*

## CONSENT AGENDA (Action may be taken)

### 1. Consent Agenda – Exhibit A

## UNFINISHED BUSINESS (Action may be taken)

### 2. FY 2026-2027 Proposed Budget

*Recommendation: Approve the proposed budget for the 2026-2027 Fiscal Year. Along with consideration of the 2026-27 Budget, the Board will consider revisions to the following policies:*

- a) Delinquent Assessment Collection Policy Resolution*
- b) Delinquent Fine Collection Policy and Procedure Resolution*
- c) Fine and Enforcement Policy Resolution*
- d) Payment Arrangement Policy Resolution*

### 3. FY 2026-2027 Fee Schedule

*Recommendation: Approve the proposed 2026-2027 Fee Schedule, which includes changes to Escrow Package fees; In-Office Service fees for items such as faxing and copying; Late Charges; Laundry fees; Boat Slip: Short-Term Rental fees, Mussel Inspection fees, Mussel Inspection Program fees, and the Self Inspector Fee. The proposed effective date is July 1, 2026. The DRAFT fee schedule is attached per member requests.*

### 4. FY 2026-2027 Special Assessment

*Recommendation: Approve a \$100 Special Assessment due January 1, 2027, as part of the 2026-2027 fiscal year budget.*

### 5. FY 2026-2027 HROA Monthly Assessment

*Recommendation: Approve a \$25 per month increase to the regular monthly assessment, effective July 1, 2026, as part of the 2026-2027 fiscal year budget.*

**NEW BUSINESS** (Action may be taken)

6. Annual Update to the Reserve Study  
*Update on annual Reserve Study revision.*

**DISCUSSION ITEMS**

**ANNOUNCEMENTS – EXHIBIT B**

**DIRECTORS' COMMENTS, QUESTIONS, AND REQUESTS**

This agenda item is for the Directors to ask any questions of staff for clarification, provide a reference to staff or other resources for factual information, request staff to report back at a subsequent meeting concerning any matter, or direct staff to place a matter of business on a future agenda.

**ADJOURN**



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**OPEN SESSION MEETING OF THE  
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CONSENT AGENDA (EXHIBIT A)**

1. **MINUTES (Approve)**
  - A. **Board Open Session Meeting Minutes – March 26, 2026**  
*Approve Minutes for the Open Session Meeting of the Heritage Ranch Owners Association Board of Directors held on March 26, 2026.*
2. **FINANCIALS (Acknowledge and Accept) - Deferred to May**
3. **RESERVE FUND PAYMENTS (Acknowledge and Ratify by Resolution)**
  - A. **Creative Athletics - \$18,000.00**  
*Acknowledge and ratify, by Resolution, the payment from the Reserve Fund to Creative Athletics to resurface the pickleball courts for \$18,000.00.*
  - B. **Oscar Visser - \$12,410.00**  
*Acknowledge and ratify, by Resolution, the payment from the Reserve Fund to Oscar Visser for repairs to the lower marina road for \$12,410.00.*
4. **LIEN AUTHORIZATION (Acknowledge and Accept, Civil Code §5675)**
5. **COMMITTEE & FOCUS GROUPS (Acknowledge and Accept)**
  - A. AEC Resolution: Clarifying Association Policy Regarding Parking on Private Property Easements
  - B. AEC Resolution: Clarifying Health and Safety Violations Regarding RV Camping or Illegal Tenancy on Private Property
  - C. AEC Resolution: Clarifying Storage of Recreational Vehicles, Trailers, and Vessels on Private Property
  - D. AEC Resolution: Regarding Historical Enforcement, Non-Waiver, and Consistent Application of Setback Restrictions
  - E. Approve AEC Committee Membership
    - Craig Hart



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ANNOUNCEMENTS (EXHIBIT B)**

The HROA Office is open Monday through Friday from 8:00 am to 5:00 pm and the first and third Saturdays from 8:00 am to Noon. Decals are available at the Main Gate to members who provide their Member Card and a **current** DMV registration.

**(No titles, pink slips, registration renewal forms, or temporary registrations are accepted.)**

**MUSSEL INSPECTION AVAILABILITY**

Mussel Inspections are available at the Main Gate daily from 8:00 AM - 7:00 PM. Mussel Inspections are available at the Marina Kiosk on Saturday from 8:00 AM – 2:00 PM and on Sunday from 9:00 AM - 2:00 PM. If you plan to occupy a rental slip, dock, or moor on the shoreline, contact the HROA Mussel Department to schedule an inspection at [\(805\) 238-9641 x2](tel:(805)238-9641x2) or send an email to [gate@hroa.us](mailto:gate@hroa.us).

**BOAT SLIPS**

Instructions to reserve a boat slip online are available at <https://hroa.us/marina/boat-slips-for-rent>

**Requirements may be sent to [office@hroa.us](mailto:office@hroa.us) or brought to the Member Services Office before online submission. Please note that applications must include all required documentation and the deposit to be accepted.**

**CAMPING RESERVATION SYSTEM**

Visit our online platform that helps streamline the reservation process and includes online payment options, reservation insurance for cancellations, and reminder communications leading up to the reservation date. **To reserve campsites for your guests, visit <https://hroa.us/recreation/campgrounds>.**