



Phone: (805) 238-9641  
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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, May 28, 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 – April 14, 2026, Special Executive Session
  - b. Minutes – April 23, 2026, Executive Session
  - c. Reports pertaining to Member Discipline & Delinquency
  - d. 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
- Stormwater Project Updates – Richard Burde

## **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. AEC Resolution: Clarifying Association Policy Regarding Parking on Private Property Easements
3. AEC Resolution: Clarifying Health and Safety Violations Regarding RV Camping or Illegal Tenancy on Private Property
4. AEC Resolution: Clarifying Storage of Recreational Vehicles, Trailers, and Vessels on Private Property
5. AEC Resolution: Regarding Historical Enforcement, Non-Waiver, and Consistent Application of Setback Restrictions

## **NEW BUSINESS** (Action may be taken) *No New Business at this time*

## **DISCUSSION ITEMS**

6. 2025-26 and 2026-27 Fiscal Year Priority Update

*Recommendation: Receive an update and provide direction on HROA Priorities for the remainder of the 2025-26 fiscal year and first quarter of the 2026-27 fiscal year.*

## **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  
HERITAGE RANCH OWNERS ASSOCIATION BOARD OF DIRECTORS  
CONSENT AGENDA (EXHIBIT A)**

1. **MINUTES (Approve)**
  - A. Board Special Open Session Meeting Minutes – April 14, 2026  
*Approve Minutes for the Special Open Session Meeting of the Heritage Ranch Owners Association Board of Directors held on April 14, 2026*
  - B. Board Open Session Meeting Minutes – April 23, 2026  
*Approve Minutes for the Open Session Meeting of the Heritage Ranch Owners Association Board of Directors held on April 23, 2026.*
2. **FINANCIALS (Acknowledge and Accept)**
  - A. Balance Sheets – March 2026  
*Acknowledge and accept the March 2026 Balance Sheet.*
  - B. Revenue & Expense Statement – March 2026  
*Acknowledge and accept the March 2026 Revenue and Expense Statement.*
  - C. Accounts Receivable Aging Summary – March 2026  
*Acknowledge and accept the March 2026 Accounts Receivable Aging Summary.*
  - D. Certificates of Deposit – March 2026  
*Acknowledge and accept the March 2026 Certificates of Deposit.*
  - E. Reserve Fund Deposits & Expenditures – March 2026  
*Acknowledge and accept the March 2026 Deposits to and Expenditures from the Reserve Fund.*
  - F. Treasurer's Report – March 2026  
*Acknowledge and accept the March 2026 Treasurer's Report.*
  - G. Balance Sheets – April 2026  
*Acknowledge and accept the April 2026 Balance Sheet.*
  - H. Revenue & Expense Statement – April 2026  
*Acknowledge and accept the April 2026 Revenue and Expense Statement.*
  - I. Accounts Receivable Aging Summary – April 2026  
*Acknowledge and accept the April 2026 Accounts Receivable Aging Summary.*
  - J. Certificates of Deposit – April 2026  
*Acknowledge and accept the April 2026 Certificates of Deposit.*
  - K. Reserve Fund Deposits & Expenditures – April 2026  
*Acknowledge and accept the April 2026 Deposits to and Expenditures from the Reserve Fund.*
3. **RESERVE FUND PAYMENTS (Acknowledge and Ratify by Resolution)**
  - A. Dakos Land Surveys - \$3,370.00  
*Acknowledge and ratify, by Resolution, the payment from the Reserve Fund to Dakos Land Surveys for Northfork and Equestrian Projects for \$3,370.00.*
  - B. Richard Burde/SLO Civil Design - \$2,240.00  
*Acknowledge and ratify, by Resolution, the payment from the Reserve Fund to Richard Burde/SLO Civil Design for planning and preparation for permitting for \$2,240.00.*

- C. Vineyard Mechanical Service - \$5,100.00  
*Acknowledge and ratify, by Resolution, the payment from the Reserve Fund to Vineyard Mechanical Service for the A/C unit replacement at the marina portable bathroom for \$5,100.00.*
- D. GEO Solutions - \$740.75  
*Acknowledge and ratify, by Resolution, the payment from the Reserve Fund to GEO Solutions for lower Marina Road grading and compaction testing for \$740.75.*
- E. Richard Burde/SLO Civil Design - \$6,600.00  
*Acknowledge and ratify, by Resolution, the payment from the Reserve Fund to Richard Burde/SLO Civil Design for planning and preparation for permitting for \$6,600.00.*



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**OPEN SESSION MEETING OF THE  
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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 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>.**