



Phone: (805) 238-9641
Fax: (805) 238-3430
Email: office@hroa.us

2130 Heritage Loop Road
Paso Robles, CA 93446
Website: www.hroa.us

**OPEN SESSION MEETING OF THE
HERITAGE RANCH OWNERS ASSOCIATION BOARD OF DIRECTORS
AGENDA**

DATE: Thursday, June 25, 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

EXECUTIVE SESSION

CALL TO ORDER

ESTABLISH QUORUM/ROLL CALL

EXECUTIVE SESSION CONSENT AGENDA

1. Executive Session Consent Agenda
 - a. Minutes – May 28, 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
- 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. 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) *No Unfinished Business at this time*

NEW BUSINESS (Action may be taken)

2. 2025-2026 Annual Financial Audit

Recommendation: Approve contract with Owens, Moskowitz and Associates, Inc. to perform the annual financial audit and tax return for the 2025-2026 fiscal year ending on June 30, 2026. The amount in the engagement letter is \$7,500, and it is recommended to add a 10% contingency for a total not to exceed \$8,250.

3. Update on the Bid Process for Relocating the HROA Office to the Village Center Location

Recommendation: Approve moving forward with a contract for architectural services related to the entitlements of a new office building.

4. Flock License Plate Reader Privacy Policy

Recommendation: Approve proposed license plate reader privacy policy.

5. Law Enforcement Agencies to Receive Flock Safety Information

Recommendation: Approve sharing Flock Safety information with the San Luis Obispo County Sheriff's Office and California Highway Patrol.

DISCUSSION ITEMS

6. Pavement Maintenance Plan

Discuss potential approached on developing a pavement maintenance plan.

7. Camera and Audio Upgrades for the Rec Barn

Recommendation: Discuss the purchase and installation of a camera at the Recreation Barn for recording and viewing Board of Directors meetings.

8. Monthly Review of Financial Statements

Should the Board Review Financials if they are not approved by the Finance Committee.

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



Phone: (805) 238-9641
Fax: (805) 238-3430
Email: office@hroa.us

2130 Heritage Loop Road
Paso Robles, CA 93446
Website: www.hroa.us

**OPEN SESSION MEETING OF THE
HERITAGE RANCH OWNERS ASSOCIATION BOARD OF DIRECTORS
CONSENT AGENDA (EXHIBIT A)**

1. MINUTES (Approve)

A. Board Open Session Meeting Minutes – May 28, 2026

Approve Minutes for the Open Session Meeting of the Heritage Ranch Owners Association Board of Directors held on May 28, 2026.

B. Board Special Open Session Meeting Minutes – May 30, 2026

Approve Minutes for the Special Open Session Meeting of the Heritage Ranch Owners Association Board of Directors held on May 30, 2026.

2. FINANCIALS (Acknowledge and Accept)

A. Balance Sheets – April 2026

Acknowledge and accept the April 2026 Balance Sheet.

B. Revenue & Expense Statement – April 2026

Acknowledge and accept the April 2026 Revenue and Expense Statement.

C. Accounts Receivable Aging Summary – April 2026

Acknowledge and accept the April 2026 Accounts Receivable Aging Summary.

D. Certificates of Deposit – April 2026

Acknowledge and accept the April 2026 Certificates of Deposit.

E. Reserve Fund Deposits & Expenditures – April 2026

Acknowledge and accept the April 2026 Deposits to and Expenditures from the Reserve Fund.

F. Bank Statement Reconciliations – April 2026

Acknowledge and accept the April 2026 Review and Reconciliation of all Bank Statements

3. RESERVE FUND PAYMENTS (Acknowledge and Ratify by Resolution)

A. CA Dept of Fish and Wildlife - \$1,929.75

Acknowledge and ratify, by Resolution, the payment from the Reserve Fund to CA Dept of Fish and Wildlife for project 2026-03-ESD for \$1,929.75.

B. CA Dept of Fish and Wildlife - \$4,251.00

Acknowledge and ratify, by Resolution, the payment from the Reserve Fund to CA Dept of Fish and Wildlife for project 2026-02-NF for \$4,251.00.

4. LIEN AUTHORIZATION (Acknowledge and Accept, Civil Code §5675)

A. 012-182-060 \$3,087.79

B. 012-282-005 \$2,975.76



Phone: (805) 238-9641
Fax: (805) 238-3430
Email: office@hroa.us

2130 Heritage Loop Road
Paso Robles, CA 93446
Website: www.hroa.us

This information was last updated on 06/09/2026. Payments made after this date are not reflected.

**OPEN SESSION MEETING OF THE
HERITAGE RANCH OWNERS ASSOCIATION BOARD OF DIRECTORS
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.)

MEMBER CONTACT & COMMUNICATION PREFERENCES FORM

If you've had any changes to your phone number, email, or mailing address, please don't forget to update us—both for your primary residence and all additional properties you own.

Did you know that you can also check and update your contact information through the Member Portal on the HROA website? Visit <https://hroa.us/documents-forms/member-portal-instructions>

BOAT SLIPS

Details and instructions are available at <https://hroa.us/marina/boat-slips-for-rent> and from the Member Services Office. **Please note that applications must include all required documentation and the deposit at the time of submission to be accepted.**

MUSSEL INSPECTION AVAILABILITY

Mussel Inspections are available at the Main Gate daily from 8:00 AM - 10:45 AM and 12:00 PM - 5:00 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)238-9641) or send an email to gate@hroa.us.

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>.**