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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, August 27, 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, Lisa Ptaszenski, Denise Revell, Tom Swanson

EXECUTIVE SESSION

CALL TO ORDER

ESTABLISH QUORUM/ROLL CALL

EXECUTIVE SESSION CONSENT AGENDA

1. Executive Session Consent Agenda
 - a. Minutes – July 23, 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

MANAGEMENT REPORT

GUESTS AND SPECIAL PRESENTATIONS

- SLO County Sheriff's Department – Senior Deputy Tyler Hammon

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)

INSTALLATION OF OFFICERS & MEETING SCHEDULE

2. Appointment of President
3. Appointment of Vice President
4. Appointment of Secretary
5. Appointment of Treasurer
6. Approval of 2026-2027 Board Meeting Schedule

APPOINTMENT OF EXECUTIVE COMMITTEE CHAIRPERSONS AND CO OR VICE-CHAIRPERSONS

7. Appointment of Chairperson of the Finance Committee
8. Appointment of Co-Chairperson of the Finance Committee
Note: The HROA Bylaws require a Co-Chairperson of this committee. All other Board-chaired committees have Vice-Chairpersons.
9. Appointment of Chairperson of the Architectural & Environmental Control Committee
10. Appointment of Vice-Chairperson of the Architectural & Environmental Control Committee
11. Approve/Disapprove Resolution on Check Signing

12. 2026 Paving and Road Repair Contract Work

Recommendation: Approve a contract with Viborg Sand and Gravel, the lowest responsive bidder, for road repair work on Heritage Loop Road and Heritage Road in an amount not to exceed \$203,965 (bid plus 10% contingency) for the initial scope of work and consider additional alternative work in an amount not to exceed \$400,371 (bid plus 10% contingency), for a total amount not to exceed \$604,336 from reserves.

NEW BUSINESS (Action may be taken)

13. 2026-2027 Committee Member Appointment
 - a. Appoint AECC Members
 - b. Appoint CEC Officers and Members
 - c. Appoint ESC Officers and Members
 - d. Appoint Finance Committee Members
 - e. Appoint Marina Committee Officers and Members
 - f. Appoint SPC Officers and Members

DISCUSSION ITEMS *No Discussion Items at this time*

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 – July 23, 2026

Approve Minutes for the Open Session Meeting of the Heritage Ranch Owners Association Board of Directors held on July 23, 2026.

B. Annual Meeting of Members Minutes – August 15, 2026

Approve Minutes for the Annual Meeting of Members of the Heritage Ranch Owners Association Board of Directors held on August 15, 2026.

C. Organizational Meeting Minutes – August 15, 2026

Approve Minutes for the Organizational Meeting of the Heritage Ranch Owners Association Board of Directors held on August 15, 2026

2. FINANCIALS (Acknowledge and Accept)

A. Balance Sheets – June 2026

Acknowledge and accept the June 2026 Balance Sheet.

B. Income Statement – June 2026

Acknowledge and accept the June 2026 Income Statement.

C. Accounts Receivable Aging Summary – June 2026

Acknowledge and accept the June 2026 Accounts Receivable Aging Summary.

D. Certificates of Deposit – June 2026

Acknowledge and accept the June 2026 Certificates of Deposit.

E. Reserve Fund Deposits & Expenditures – June 2026

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

F. Treasurer's Report – June 2026

Acknowledge and accept the June 2026 Treasurer's Report.

G. Bank Statement Reconciliations – June 2026

Acknowledge and accept the June 2026 Review and Reconciliation of all Bank Statements.



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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.)

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 - 7:00 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>.