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

DATE: Thursday, September 24, 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 – August 27, 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

TREASURERS 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)

2. Second Reading of an AEC Resolution: Clarifying Health and Safety Violations Regarding RV Camping or Illegal Tenancy on Private Property

Summary: *This resolution clarifies that unauthorized RV camping and illegal tenancy on private lots constitute health and safety violations under the CC&Rs and Rules & Regulations, establishing a clear basis for enforcement action against these conditions. The resolution was approved on first reading and circulated to membership for the required 28-day comment period, which closed on September 4, 2026. Most asked the Board to allow short-term family/guest RV use on private property, distinct from illegal occupancy - several suggested a 10-day to 3-week allowance with HOA notification.*

Recommendation: *The Board approves the AEC Resolution Clarifying Health and Safety Violations Regarding RV Camping or Illegal Tenancy on Private Property as final policy.*

3. Second Reading of a Policy Related to the Long-Term Slip Lease Waiting List

Summary: *This policy allows a member at the top of the long-term slip lease waiting list to decline an available slip - when the water level is insufficient for their watercraft or the slip is unsuitable for their vessel's size - and retain their position at the top of the list, with the slip then offered to the next member in line. The policy was approved on first reading and circulated to membership for the required 28-day comment period, which closed on September 4, 2026. Five member comments were received that supported the policy.*

Recommendation: *The Board approves the Policy Related to the Long-Term Slip Lease Waiting List as final policy.*

NEW BUSINESS (Action may be taken)

4. Heritage Road Guardrail Repair

Recommendation: *Approve a contract with Central Coast Fence Inc. for repair work on the Heritage Road guardrail in an amount not to exceed \$60,742 (bid plus 10% contingency).*

5. Major Incident Management Plan (MIMP) Adoption

Summary: *The Major Incident Response Plan, originally adopted in 2010 by SLO County Fire/CAL FIRE, CSD, and HOA, has been revised at the recommendation of the Emergency Services Committee to shift from a response plan to a management plan, reflecting that volunteer firefighters are no longer utilized and a unified command post at the fire station is no longer feasible. SLO County Fire/CAL FIRE has signed off on the MIMP, and the CSD Board approved it at their last meeting.*

Recommendation: *Adopt the Major Incident Management Plan on behalf of HROA as a community resource.*

6. First Reading of a Resolution: Establishing and Clarifying the Fine and Enforcement Policy

Summary: *This resolution establishes a formal Fine and Enforcement Policy for the Association, setting a consistent, legally compliant framework for enforcement of the CC&Rs, Rules and Regulations, and other governing documents — including notice and hearing requirements, opportunity to cure, monetary penalty limits, and dispute resolution procedures. If the board approves this resolution as proposed or with revisions, then the resolution will be circulated to membership for 28 days and agendized for a second reading and consideration at a future board meeting.*

7. First Reading of a Resolution: Establishing And Clarifying Health And Safety Violations And Associated Monetary Penalties

Summary: *This resolution designates specified existing violations — including altering common areas, firearms and weapons, fireworks, illegal dumping, hazardous material disposal, vehicle and speed violations, vandalism, and equestrian center safety, among others — as Health and Safety Violations under the Association's current Schedule of Monetary Penalties, for consistency and visibility in enforcement without creating new restrictions or altering existing CC&R or Rules and Regulations requirements; staff recommends the Board approve it for first reading, after which, if approved as proposed or with revisions, it will be circulated to membership for 28 days and agendized for a second reading and consideration at a future board meeting.*

8. First Reading of an Update to the Schedule of Monetary Penalties

Summary: *This update to the Schedule of Monetary Penalties incorporates the Health and Safety Violation designations and reflects current fine amounts under the CC&Rs, Rules and Regulations, and HROA Election Rules; staff recommends the Board approve it for first reading, after which, if approved as proposed or with revisions, it will be circulated to membership for 28 days and agendized for a second reading and consideration at a future board meeting.*

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 Open Session Meeting Minutes – August 27, 2026

Approve Minutes for the Open Session Meeting of the Heritage Ranch Owners Association Board of Directors held on August 27, 2026.

B. Board Emergency Open Session Meeting Minutes – September 10, 2026

Approve Minutes for the Emergency Open Session Meeting of the Heritage Ranch Owners Association Board of Directors held on September 10, 2026.

2. FINANCIALS (Acknowledge and Accept)

A. Balance Sheets – July 2026

Acknowledge and accept the July 2026 Balance Sheet.

B. Income Statement – July 2026

Acknowledge and accept the July 2026 Income Statement.

C. Accounts Receivable Aging Summary – July 2026

Acknowledge and accept the July 2026 Accounts Receivable Aging Summary.

D. Certificates of Deposit – July 2026

Acknowledge and accept the July 2026 Certificates of Deposit.

E. Reserve Fund Deposits & Expenditures – July 2026

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

F. Treasurer's Report – July 2026

Acknowledge and accept the July 2026 Treasurer's Report.

G. Bank Statement Reconciliations – July 2026

Acknowledge and accept the July 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>.**