

SERRANO AT GLENROSE RANCH HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
7800 ORANGE ST, HIGHLAND, CA 92346
JANUARY 14, 2020
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BOARD MEMBERS PRESENT: Tommy Eckes
Arthur Evans

BOARD MEMBER ABSENT: Nathan Greenberg

MANAGEMENT REPRESENTATIVE: Marc Murano, CMCA®
Keystone Pacific Property Management, LLC

EXECUTIVE SESSION SUMMARY – JANUARY 14, 2020

- September 9, 2019 Executive Session Meeting Minutes were approved.
- Delinquency Report – Appropriate action was taken.
- Homeowner Hearings – Appropriate actions were taken.
- Homeowner Requests – Appropriate actions were taken.
- Patrol Service Proposals – A proposal submitted by Patrol One was approved.
- Legal Updates – Approval of proposed Election Rules to be sent to the membership for a 28-day comment period.

CALL TO ORDER / PROOF OF NOTICE OF MEETING

The General Session meeting was called to order by Board President Tommy Eckes at 7:14 P.M. Proof of Notice was recorded by management on behalf of the Board of Directors.

HOMEOWNER FORUM

There were seven (7) homeowners in attendance. Items discussed included: Intersection at Wild Rose and Sunflower, fire pit non-operational, upcoming paving, curb painting, and landscaping.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the consent calendar as follows: Motion carried 2/0.

- Approval of Minutes – RESOLVED**, to approve the May 8, 2019 and September 9, 2019 General Session Meeting minutes as recorded.
- Architectural Submittal Report – RESOLVED**, to accept the Architectural Submittal Report from 8/21/19-11/27/19, as submitted.
- Board Resolution to Accept Phases 8 & 9 Landscape Turnover – RESOLVED**, to accept the final DRE phases of 8-9 landscaping turnover from Richmond American Homes as of June 1, 2019.
- Financial Statements – RESOLVED**, to accept and acknowledge copies of the August 31, 2019, September 30, 2019, and October 31, 2019 financial statements, as well as, associated Board correspondence in accordance with AB 2912, as submitted.

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NEW BUSINESS

- A. Annual Meeting/Election and Record Date** – A motion was made, seconded and carried to approve the following dates for the 2020 Annual Meeting/Election. Motion carried unanimously

Election Date: Monday, March 9, 2020

Record Date: In accordance with SB 323

- B. Appointment of Inspector of Election** – A motion was made, seconded and carried to approve the proposal submitted by Majority Rules, LLC to perform the role of Inspector of Election for the March 9, 2020 election for a total cost of \$881.90. Motion carried unanimously
- C. Patrol Service Proposals** – The Board announced the Executive Session’s vote and approval of the Patrol One proposal to perform patrol services for a total monthly cost of \$872.70.
- D. Architectural Review Committee Charter and Appointments** – A motion was made, seconded and carried to approve the Architectural Review Committee Charter as drafted by management and appoint members Sonny Evans as Committee Chairperson and Board Liaison and homeowner Zac Bishop to the committee. Motion carried unanimously
- E. Community Website Proposal** – A motion was made, seconded and carried to approve the proposal submitted by Keystone Pacific Property Management, LLC to create and maintain a community website for a total one-time cost of \$1,825.00 and a monthly service cost of \$119.95. Motion carried unanimously
- F. Landscape Proposal** – A motion was made, seconded and carried to approve the proposal submitted by Villa Park Landscape to perform Option #2 on the proposal and have mulch included in the service agreement for an additional \$450.00 per month or a total monthly service amount of \$3,200.00 for 60 yards of mulch to be applied twice a year. Motion carried unanimously
- G. Lighting Proposal** – This item was tabled until the next regularly scheduled meeting.
- H. Community Gates Discussion** – No action was taken on this item. This item was tabled the next regularly scheduled meeting.
- I. Submeter Discussion** – No action was required on this item.
- J. Common Area Maintenance** – No action was taken on this item.

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K. Next Meeting Date – The next meeting of the Board will take place on Monday, March 9, 2020 at 6:30 P.M. at Beattie Middle School - 7800 Orange St, Highland, CA 92346.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 8:23 P.M.

ATTEST: 

DATE: 3/9/2020