

SERRANO AT GLENROSE RANCH HOMEOWNERS ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
7800 ORANGE ST, HIGHLAND, CA 92346  
MARCH 9, 2020  
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**BOARD MEMBERS PRESENT:** Nathan Greenberg  
Arthur Evans

**BOARD MEMBER ABSENT:** Tommy Eckes

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

**EXECUTIVE SESSION SUMMARY – MARCH 9, 2020**

- January 14, 2020 Executive Session Meeting Minutes were approved.
- Delinquency Report – Appropriate action was taken.
- Homeowner Hearings – Appropriate actions were taken.
- Homeowner Requests – Appropriate actions were taken.
- Legal Updates – No action was required at this time.

**CALL TO ORDER / PROOF OF NOTICE OF MEETING**

The General Session meeting was called to order by Board Vice President Nathan Greenberg at 7:09 P.M. Proof of Notice was recorded by management on behalf of the Board of Directors.

**HOMEOWNER FORUM**

There were ten (10) homeowners in attendance. Item(s) discussed included: Adjourned annual election meeting.

**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 January 14, 2020 General Session Meeting minutes as recorded.
- Architectural Submittal Report – RESOLVED**, to accept the Architectural Submittal Report from 11/25/2019-02/27/2020, as submitted.
- 2019 Draft Audit – RESOLVED**, to approve the 2019 draft audit prepared by Newman and Associates, CPA and mail to the membership within 120 days of the fiscal year end or by April 30, 2020 in accordance with California Civil Code.
- Financial Statements – RESOLVED**, to accept and acknowledge copies of the November 30, 2019 and December 31, 2019 financial statements, as well as, associated Board correspondence in accordance with AB 2912, as submitted.

**NEW BUSINESS**


- 2020 Reserve Study Proposals** – A motion was made, seconded and carried to approve the proposal submitted by Advanced Reserve Solutions to perform a financial update 2020 reserve study for a total cost of \$325.00. Motion carried unanimously

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- B. Lighting Proposal** – This item was tabled until the City of Highland can give the Board of Directors a final decision on potentially adding more streetlights on Orange St. near the main community entrance.
- C. Community Gate Discussion** – This item was tabled. Management was directed to obtain multiple proposals for security cameras at both entrances from at least two vendors proposed by Director Evans and Director Greenberg.
- D. Submeter and Water Bill Turnover** – A motion was made, seconded and carried to approve the turnover of all water bill accounts from Richmond American Homes to the Association contingent upon Richmond American Homes finalizing all necessary repairs and replacements of water meters installed to-date that are not functioning properly in order to be read by California Submeters. Motion carried unanimously
- E. Replacement of Pool Furniture Proposal** – A motion was made, seconded and carried to approve the purchase of two (2) dining sets and as many chaise lounges as can be purchased and installed for a not to exceed limit of \$2,000.00. Motion carried unanimously
- F. Summer Kick-off Community Event** – This item was tabled until the Social Committee can meet and give recommendations to the Board for details.
- G. Speed Limit Sign Proposal** – A motion was made, seconded and carried to approve the proposal submitted by AMS Paving for the purchase and installation of three (3) stop signs and street paintings for a total cost of \$895.00 and all subsequent invoices for payment. Motion carried unanimously
- H. Common Area Maintenance** – No action was taken on this item. Management was directed to send feedback to Villa Park Landscape of their appreciation and satisfaction with the onsite laborer, Jose Luis.
- I. Next Meeting Date** – The next meeting of the Board will take place on Monday, June 1, 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 8:36 P.M.

ATTEST:  \_\_\_\_\_  
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DATE: 9/23/2020 | 3:13 PM PDT