

SERRANO AT GLENROSE RANCH HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
VIA TELECONFERENCE CALL
SEPTEMBER 21, 2020
PAGE 1 OF 3

BOARD MEMBERS PRESENT: Nathan Greenberg
Arthur Evans

BOARD MEMBER ABSENT: None

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

EXECUTIVE SESSION SUMMARY – SEPTEMBER 21, 2020

- June 1, 2020 Executive Session Meeting Minutes were approved.
- Delinquency Report – No action was required at this time.
- Homeowner Requests – Appropriate actions were taken.
- Homeowner Hearings – Appropriate actions were taken.
- Legal Updates – Annual renewal of legal retainer approved.

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 seventeen (17) homeowners in attendance. Item(s) discussed included: Pool furniture, finances, parking, pool lighting.

VENDOR MEETING – PATROL ONE

CONSENT CALENDAR

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

- A. Approval of Minutes – RESOLVED**, to approve the June 1, 2020 General Session Meeting minutes as recorded.
- B. Insurance Renewal Quote – RESOLVED**, to approve the renewal proposal submitted by Greg Lerum Insurance Agency, Inc. for an annual premium amount of \$4,568.00.
- C. 2020 Audit/Tax Return Preparation Proposals – RESOLVED**, to approve the proposal submitted by Newman and Associates for \$925.00 to perform the 2020 Audit and Tax Return preparations.
- D. Tot-lot Inspection Proposal – RESOLVED**, to approve the proposal and all subsequent invoices for payment submitted by ProTec Building Services to perform an inspection for a total cost of \$450.00.

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PAGE 2 OF 3

- E. Financial Statements – RESOLVED**, to accept, subject to an Audit, and acknowledge email correspondence previously sent to the Board in compliance with *AB 2912, as well as approve any associated expenditures in excess of \$10,000.00 or five percent (5%) of the total combined reserve, for the May 31, 2020, June 30, 2020, and July 31, 2020 financial statements.

NEW BUSINESS

- A. Director Resignation and Appointment** – A motion was made, seconded and carried to approve and acknowledge the resignation of the community Developer Richmond American from the Board of Directors and appoint Member Zachary Bishop and reaffirm Director Nathan Greenberg due to not achieving quorum, each for two (2) year terms or until March 2022. Motion carried unanimously
- B. 2020 Reserve Study Approval** – A motion was made, seconded and carried to approve the reserve study prepared by Advanced Reserve Solutions on June 26, 2020. ARS is recommending a monthly contribution of \$1,958.24, which is \$31.08 per unit per month. The study also indicates the Association is 100.00% funded as opposed to 82.64% from the 2019 Reserve Study performed by Advanced Reserve Solutions. Motion carried unanimously
- C. Landscape Maintenance Proposals** – A motion was made, seconded and carried to approve the proposal and all subsequent invoices for payment submitted by Villa Park to perform the plant replacements from proposal #VPL3234-20 for a total cost of \$1,512.50.00. Motion carried unanimously
- D. Pool Controller Upgrade Proposal** – A motion was made, seconded and carried to approve the proposal and all subsequent invoices for payment submitted by Vertical Pools to install New IPS M920W-CA California pH/Dual ORP controller from proposal #1757 for a total cost of \$5,877.31. Motion carried unanimously
- E. Common Area Signage Proposals** – A motion was made, seconded and carried to approve the purchase and all subsequent invoices for payment of two (2) “No Smoking” signs and two (2) “No Pets in Pool Area” signs for a total cost not to exceed \$60.00. Motion carried unanimously
- F. Proper Display of Flags Discussion** – A motion was made, seconded and carried to approve changes to Section 4.18 of the Architectural Guidelines as follows:

4.18 Flags of the United States

Display of the flag of the United States is permitted on the Owner's Exclusive Use Area pursuant to California Civil Code Section 1353.5, so long as the flag and flag pole are located solely within, on and over the Owner's Exclusive Use Area. However, no Owner is permitted to display the flag of the United States where ~~(a) any portion of the flag or flag pole extends onto or over the Common Area owned in fee by the Association, without the permission of the ARC, or (b) the flag or flag pole creates an unsafe condition, including without limitation, obstructing~~

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SEPTEMBER 21, 2020
PAGE 3 OF 3

the vision or pathway of any pedestrian or motorist. No flags are allowed to be hanging if they are torn or tattered, flag must be in good condition.

~~Owners are required to submit the proposed location of any flag and flagpole to the ARC to determine compliance with the foregoing requirements.~~ The Owner shall be solely responsible for any damage or injury to persons or property resulting from the placement of the flag or flagpole.

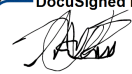
G. Common Area Maintenance – No action was taken on this item.

H. Next Meeting Date – The next meeting of the Board will take place on Monday, November 9, 2020 at 6:00 P.M. for Executive Session and 7:00 P.M. for General Session Via Teleconference Call.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 9:16 P.M.

ATTEST:

DocuSigned by:

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DATE: 11/09/2020