

SERRANO AT GLENROSE RANCH HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
VIA TELECONFERENCE CALL
NOVEMBER 9, 2020
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BOARD MEMBERS PRESENT:

Zac Bishop
Nathan Greenberg
Arthur Evans

MANAGEMENT REPRESENTATIVES:

Evelyn O'Leary
Kaylin Porritt, CMCA®, AMS®
Keystone Pacific Property Management, LLC

EXECUTIVE SESSION SUMMARY – NOVEMBER 9, 2020

- September 21, 2020 Executive Session Meeting Minutes were approved.
- Delinquency Report – Appropriate actions were taken.
- Homeowner Requests – Appropriate actions were taken.
- Homeowner Hearings – Appropriate actions were taken.

CALL TO ORDER / PROOF OF NOTICE OF MEETING

The General Session meeting was called to order by Board Vice President Nathan Greenberg at 7:01 P.M. Proof of Notice was recorded by management on behalf of the Board of Directors.

HOMEOWNER FORUM

There were nineteen (19) homeowners in attendance. Item(s) discussed included: Parking and Patrol.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the consent calendar as follows: Motion carried 3/0.

- A. Approval of Minutes – RESOLVED**, to approve the September 21, 2020 General Session Meeting minutes as recorded.
- B. 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 August 31, 2020 and September 30, 2020 financial statements, as submitted.

NEW BUSINESS

- A. 2021 Draft Budget Approval** – A motion was made, seconded and carried to approve the 2021 Draft Budget with an increase to the monthly assessment amount of \$99.95. in the amount of \$10.05 to \$110.00 per unit per month. In accordance with California Civil Code, mail out to the membership the approved budget no less than 30 days prior to the fiscal year end of December 31, 2020 or by November 30, 2020. (3/0)
- B. 2020 Annual Inspection Report** –A motion was made, seconded and carried to approve the annual inspection performed by ProTec Building Services and to be mailed out to the membership. Management to obtain proposals for the recommendation of the loose-fill protective surface material for the Slides and Upper Body Equipment to be compliance with ASTM and CPSC height-fall standards. (3/0) (3/0)

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- C. Landscape Maintenance Proposals** – A motion was made, seconded and carried to arrange for Board Member Arthur Evans and Management to conduct a walk with Villa Park on the proposed deemed necessary spraying of the thirty-one (31) trees with anti-fungal in the amount of \$775.00 (\$25.00 per tree) and to be paid from GL line item 7215 “Landscape Extras”. (3/0)

- D. Backflow Repair Proposal** – A motion was made, seconded and carried to approve the proposal from Basic Backflow in the amount of \$694.16 for a 4” rebuild kit and to be paid from GL line item 8495 “Contingency”. (3/0)

- E. Fire Pit Proposal** – The Board review the proposal from ProTec Building Services in the amount of \$1,541.00 for the one (1) electronic module to be replaced. Management was directed to obtain two (2) additional proposals.

- F. Address Signpost Proposal** – No action was taken on this item.

- 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, March 1, 2021 at 7:00 P.M. via Teleconference Call due to COVID-19 restrictions.

ADJOURNMENT

There being no further business to discuss, the meeting was adjourned at 7:55 P.M.

ATTEST: 

DATE: 3/3/2021 | 1:38 PM PST