

SERRANO AT GLENROSE RANCH HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
VIA TELECONFERENCE CALL
MARCH 1, 2021
PAGE 1 OF 2

BOARD MEMBERS PRESENT:

Zac Bishop
Nathan Greenberg
Arthur Evans

MANAGEMENT REPRESENTATIVE:

Evelyn O'Leary
Keystone Pacific Property Management, LLC

EXECUTIVE SESSION SUMMARY – MARCH 1, 2021

- November 9, 2020 Executive Session Meeting Minutes were approved.
- Delinquency Report – 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 twelve (12) homeowners in attendance. There were not items discussed.

CONSENT CALENDAR

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

- Approval of Minutes – RESOLVED**, to approve the November 9, 2020 General Session Meeting minutes as recorded.
- 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 October 31, 2020, November 30, 2020 and December 31, 2020 statements, as submitted.
- Ratify Fire Pit Proposal – RESOLVED**, to approve and ratify the proposal from ProTec Building Service in the amount of \$1,541.00 for (1) electronic module to be replaced and to be paid from line item GL #7614 Common Area Maintenance.
- Delinquencies – Liens – RESOLVED**, to accept placing a lien on accounts 125200292, 1252001231 and 125200361 for collection of outstanding assessments and applicable charges.

NEW BUSINESS

- 2020 Draft Audit –** A motion was made, seconded, and carried for Management to forward the 2020 Draft Audit when received from Newman and Associates, CPA to the Board for review and approval. Management to mail to the membership within 120 days of the fiscal year end or by April 30, 2021 in accordance with California Civil Code. (3/0)

SERRANO AT GLENROSE RANCH HOMEOWNERS ASSOCIATION
GENERAL SESSION MEETING MINUTES
VIA TELECONFERENCE CALL
MARCH 1, 2021
PAGE 2 OF 2

- B. 2022 Reserve Study** – A motion was made, seconded and carried for Management to obtain proposals for an onsite 2021 Reserve Study from Advanced Reserve Solutions, Inc., Reserve Data Analysis and Strategic Reserves and to forward to the Board to review pricing. The Reserve Study to be paid from GL #8222. There is an annual budget of \$504.00. (3/0)
- C. Concrete Repair Proposals** – A motion was made, seconded and carried to approve the proposal from NPG Asphalt in the amount of \$750.00 to remove the existing felt from of approximately 24 lineal feet of cold joint and install backer rod to joint and fill with Polyurea Joint Sealer at the motor court entrance/exit between 28416 and 28440 Wild Rose. This item is to be paid from Reserves, 3135 Street/Drive. (3/0)
- D. Next Meeting Date** – The next meeting of the Board will take place on Monday, June 7, 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 8:18 P.M.

ATTEST:  _____
DC255596D95C4A5...

DATE: 6/8/2021 | 1:49 PM PDT