

Serrano Woods Homeowners Association  
Board of Directors Meeting  
February 2, 2021  
Agenda

- I. Executive Session (Before General Session)
  - A. Meet and Interview Board Candidate
  - B. Mark Guithues Discussion on California SC 721 & Election Rules Update **2-3**
  - C. Legal Letter – Encroachment of Fence Extension **4-8**
  - D. Parking Curb Proposal Update **9-10**
  - E. Trash Gate Update
  - F. Foundation Project Update
  - G. Roof Replacement Update
  - H. Short Term Rental Review Update
  - I. Violation Extension Request **11-13**
  - J. Violation Dispute **14**
  - K. Limit on number of Rentals Update
  - L. Violations & Delinquencies (as needed)
  - M. January 5, 2021 Executive Minutes **15-16**
- II. General Session – Call to Order
- III. Homeowner Session - Limited to 15 minutes or 3 minutes per homeowner
- IV. Board Vacancy Appointment
- V. Approval of Minutes
  - A. January 5, 2021 **18-20**
- VI. Financial Reports
  - A. November 2020 **21-61**
- VII. Action Items
  - A. Election Rules Draft **62-73**
  - B. Draft Reserve Study **74-79**
  - C. Audit **80-82**
  - D. Block Wall Repairs Proposals **83 & 89**
  - E. Rain Gutter Cleaning **93,96, & 97**
  - F. Termite maintenance Proposals **98,104, & 105**
  - G. Roof Repair **108-112**
- VIII. Committee Reports
  - A. Architectural & Violations **113-155**
  - B. Landscape Proposals **156-159**
    - a) Exterior Slope Upgrades
  - C. Correspondence **160-161**
- IX. Board Input
- X. Next Meeting Date
  - A. The next Board meeting will be held on March 2, 2021 to be held Zoom due to COVID-19
- XI. Adjournment