

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	