



The Serrano Park Community Association

BOARD OF DIRECTORS MEETING
THE SERRANO PARK COMMUNITY ASSOCIATION CLUBHOUSE
21180 PASEO SOMBRA, LAKE FOREST, CA 92630
JANUARY 23, 2025
GENERAL SESSION 6:30 P.M.
EXECUTIVE SESSION 8:00 P.M.

Board of Directors' meetings are private corporation meetings conducted to discuss and act on behalf of the Corporation. General Session meetings are meetings of the Board held publicly for **Members of the Association** to listen in on. Each household is provided an opportunity to briefly address the Board of Directors or Management, not to exceed 3 minutes, for matters related to the meeting agenda or Association.

Homeowner Forum is not a question and answer, or Townhall forum. Questions or concerns raised by Members in attendance will not result in an in-depth dialogue or verbal response at the time of the meeting. Members who do not wish to speak cannot 'transfer their time' to another household in attendance.

GENERAL SESSION AGENDA

- I. **CALL TO ORDER - GENERAL SESSION – 6:30 P.M.**
- II. **HOMEOWNER FORUM/MEETING CONDUCT – 3 MINUTES PER OWNER**
Homeowners are welcome and encouraged to attend the remainder of the Board of Directors meeting; however, homeowner input is limited to recognition from the chair.
- III. **REORGANIZATION OF THE BOARD**
- IV. **COMMITTEE REPORTS – 5 minutes per report due to overfull agenda**
 - A. Architectural Committee
 - B. Communications Committee
 - B. Social Committee
 - C. Landscape Committee
- V. **UNFINISHED/NEW BUSINESS – Limited to 60 minutes or 8:00 pm**
 - A. Town Hall Meeting (February 6, 2025, proposed)
 - B. Architectural Deposits return status (Architecture Request & NOC Process)
 - C. Abeto Tennis Court Resurface/Repairs Proposals (Three minimum)
 - D. Monthly Pool Maintenance Vendor Proposals (Three minimum)
 - E. Monthly HOA common area lights maintenance (paths, pool, deck, etc.)
 - F. Sombra Pool Entrance concrete repair (Three proposals)
 - G. Sendero channel and IRWD backflow device removal (Three proposals)
 - H. Pepper Tree Trimming Proposal Review and Decision
 - I. December 2024 Financial Statements Review and Approval
 - J. Reserve CDs rate sheets review and decision (CD coming up in March)
 - K. Short-Term CD-Ladders for Idle Reserve Funds
 - L. Neighborhood Handyman
 - M. Pool/Spa Heater Preventative Maintenance Proposals
 - N. Clubhouse Repairs/Replacements
 - O. Sombra Pool Light Post Repair
 - P. Audit/Tax Proposals
 - Q. Notice of Insurance ACH
 - R. Credit/Debit card
 - S. Discuss the establishment of a neighborhood watch
 - T. Management/Administration of serranopark.net



The Serrano Park Community Association

- U. Landscape Committee Member Appointment
- V. Next Board Meeting

ADJOURNMENT - There being no further business to come before the Board, the meeting is adjourned to Executive Session.

EXECUTIVE SESSION AGENDA

CALL TO ORDER – EXECUTIVE SESSION – 5:00 p.m. for Board Orientation and will resume at 8:00 P.M.

- I. **BOARD ORIENTATION – 5:00 P.M.**
- II. **UNFINISHED/NEW BUSINESS**
 - A. Meeting Minutes
 - B. Delinquency Report
- III. **ADJOURNMENT**