

Serrano Homeowners Association
Board Meeting
January 29th, 2020, 7-8pm, Community Gazebo
Special Action Meeting
Open Session Minutes

1. Call To Order- 7pm
 - a. Board Members Present- Jackie Wright, Mary Ellen Lee, Jennifer Lindley (Introductions Made)
 - b. Board Members Absent- Lisa Homolon, Trudy Jones
 - c. Additional Homeowner's Present- 14
2. Kinney Management Performance
 - a. Areas of Concern- Lack of Best Practice Oversight, Lack of Management Duties, Lack of Current Available Technology, etc.
 - b. Discussion- Lots of great homeowner discussion. Main Questions: What was the process: We received bids from 4 companies and conducted 2 in-person interviews. Why CPV/What criteria was used? We recommended CPV due to price (saves us \$205/month in management fees compared to current), reputation (homeowner also had a recommendation for CPV from Ashland Ranch HOA President, A+++ BBB rating, References Checked), proximity (they will allow us to use their facilities for free for meetings as needed.), being able to meet who our specific manager will be, and a more all inclusive pricing package.
 - c. Vote
 - i. Mary Ellen moved to approve Capital Property Ventures as the new management company effective March 1st, 2020. Jackie seconded. Approved Unanimously.
 - ii. Mary Ellen moved to approve the \$850 cost for the month of February to CPV for the transition. Jackie seconded. Approved Unanimously.
3. Variations in Paint Scheme
 - a. Discussion- New paints schemes should be up next week. We are waiting on Dunn Edwards to put it together for the website.
 - b. Motion to approve adding that slight modifications to trim and garage door color schemes, with exact written approval, based on approved palettes and schemes can be approved on a case by case basis presented by Jackie. Unanimously approved.
4. New Business
 - a. Can signs with time restrictions be added to S Heritage Dr. so we can have police enforce parents not being able to pick up their students?
 - b. Can we email the principal of South Valley Junior High to ask them to email parents to not pick up in the Serrano Neighborhood,
 - c. Sand should be cleaned monthly. Is Altius cleaning the sand monthly still?
 - d. Group homes and their members are able to be in the community by State and Federal Law. If there is any suspicious activity anywhere in the community residents should report it to the Gilbert Police. We will confirm all policies again with the CPV Management to be sure.
 - e. Next Meeting is Feb 27th to introduce Jon at CPV, go over reserve analysis, and discuss dues. Bids for irrigation replacement are needed well prior to meeting date. Meeting will take place at CPV Management.
5. Meeting motioned by Jackie to end at 7:38pm. Unanimously Approved.