

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
JANUARY 2, 2008**

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**BOARD MEMBERS PRESENT:** Glen Powell  
Arian Maleki  
David Yu  
Pamela Drummond  
Jack Ritoli

**BOARD MEMBERS ABSENT:** None

**MANAGEMENT REPRESENTATIVES:** Claudia Faison

**ITEMS DISCUSSED IN EXECUTIVE SESSION ON JANUARY 2, 2008**

- Approval of Minutes
- Hearings
- Homeowner Requests
- Delinquency Action – small claims

**CALL TO ORDER**

The meeting was called to order by Management at 7:10 P.M.

**HOMEOWNER FORUM**

Various homeowners were present to observe the meeting. One homeowner inquired about how to open the entry gates manually; another homeowner asked for a defect update.

**CONSENT CALENDAR**

A motion was made, seconded and carried to approve the Consent Calendar as submitted.

- A. **General Session Meeting Minutes/Architectural Report – RESOLVED**, to approve the November 7, 2007 General Session Meeting Minutes as submitted and to accept the Architectural Report for October and November 2007.
- B. **Financial Statements– RESOLVED**, to approve the October 2007 financial statement as submitted

**OLD/NEW BUSINESS**

- A. **Tow Status** – A motion was made, seconded and carried not to lift the tow hold that has been in place since September 2007. The Board will consider lifting the tow hold once the Verizon fiber optic upgrade is complete and construction has ceased.

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- B. Proposals – Patrol** – A motion was made, seconded and carried to table the two proposals from Nordic Security and Patrol Masters to perform patrol services for the community. The Board is considering renewing and/or modifying the current patrol contract with Patrol One. Robert Paquette with Patrol One will be invited to attend the next Board of Directors meeting on March 5, 2008 to discuss various contract options.
- C. Proposal – Rabbit Control** – A motion was made seconded and carried to deny the proposal from Animal Pest Management to perform rabbit control at a total cost of \$550.00 per month. The Board does not wish to investigate further on this matter. The issue will be closed.
- D. Proposal – Plant Replacements** – A motion was made, seconded and carried to deny the proposal from Villa Park to remove all Ocasia plants on Golden Glen Dr. and replace them with Pacifica plants. The Board has tabled this issue.
- E. Delinquencies** – A motion was made, seconded and carried *not* to file a lien against the following delinquent accounts. The Board would like to raise the minimum delinquency threshold before a lien is imposed.
1. APN#1017-613-06- \$149.00
  2. APN#1017-622-16- \$231.50
  3. APN#1017-622-21- \$214.50
  4. APN#1017-612-05- \$468.00
  5. APN#389-401-001- \$215.76
  6. APN#1017-622-02- \$154.00
  7. APN#1017-622-57- \$139.00
  8. APN#1017-633-39- \$139.00
  9. APN#1017-643-19- \$129.00
  10. APN#1017-632-38- \$119.00
  11. APN#1017-632-41- \$139.00
  12. APN#1017-624-27- \$139.00
  13. APN#1017-622-43- \$327.00
  14. APN#1017-644-30- \$162.00
- F. Investments** – A motion was made, seconded and carried to keep the funds in the Merrill Lynch Settlement account liquid. Defect litigation is in process and the Board would like to have the funds on hand to pay any necessary costs.
- G. Maturing CDs** – A motion was made, seconded and carried to rollover the three CDs that mature in January and February 2008:

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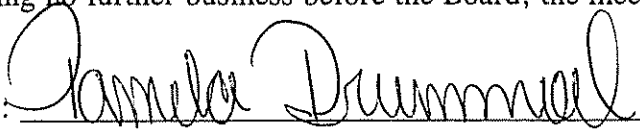
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TCD Imperial Capital - \$11,878.79 – Matures on 2/11/08  
TCD Imperial Capital - \$11,658.04 – Matures on 1/16/08  
TCD Indymac Bank - \$97,737.88 – Matures on 2/16/08

**ADJOURNMENT**

There being no further business before the Board, the meeting was adjourned at 8:00 P.M.

ATTEST:



DATE:

