

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MARCH 5, 2008
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BOARD MEMBERS PRESENT: Glen Powell
Arian Maleki
Pamela Drummond
Jack Ritoli

BOARD MEMBERS ABSENT: David Yu – resigned on 3/5/08

MANAGEMENT REPRESENTATIVES: Claudia Faison

ITEMS DISCUSSED IN EXECUTIVE SESSION ON MARCH 5, 2008

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

CALL TO ORDER

The meeting was called to order by Management at 7:00 P.M.

HOMEOWNER FORUM

Various homeowners were present to observe the meeting. Inquiries were made on the status of the following:

1. A curb/drain repair on Willowmist Ct.
2. The revision of the Patrol One post orders.
3. Start date of the defect repairs.

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 January 2, 2008 General Session Meeting Minutes as submitted and to accept the Architectural Reports for December 2007 and January 2008.
- B. Financial Statements– RESOLVED**, to accept the November 2007, December 2007, and January 2008 financial statement as submitted

OLD/NEW BUSINESS

- A. Action Without Meeting Resolution** – A motion was made, seconded and carried to ratify the decision to approve the proposal from Fence Menders, dated

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1/23/08, to replace and repair the fence and culvert at 4339 Foxrun Dr. for a total cost of \$5,735.00.

- B. Cite/Tow Status** – A motion was made, seconded and carried to lift the cite/tow hold as of April 1st, 2008.
- C. Parking Rules Review** – The Board discussed the changes they would like made to the draft post orders. Robert Paquette, with Patrol One, will be drafting a new set of post orders with the proposed changes.
- D. Wickman Elementary Traffic Concerns** – A motion was made, seconded and carried to encourage homeowners, via newsletter, to forward their traffic complaints and concerns directly to the Chino Hills City Council.
- E. Proposal – Removal of Creeping Vine** – A motion was made, seconded, and carried to deny the proposal from Villa Park to remove the creeping vine at Colebridge Ct. and Starcrest Dr. for a total cost of \$900.00. The Board believes Villa Park's hourly labor rate is too high and would like Villa Park to negotiate a better price.
- F. Slope Replanting on Golden Glen** – A motion was made, seconded and carried to have Villa Park re-bid this work at a more competitive price.
- G. Rundown Emergency Access Gate at 4339 FoxRun Dr.** – A motion was made, seconded and carried to solicit a proposal from Fence Menders for the necessary repairs.
- H. Draft Audit Approval** – A motion was made, seconded, and carried to approve the 2007 draft audit.
- I. Spring Community Garage Sale** – A motion was made, seconded and carried to hold the annual spring garage sale on Saturday, April 26, 2008 from 7am-3pm.
- J. Delinquencies** – A motion was made, seconded and carried to file a lien against the following delinquent accounts.
 - 1. APN#1017-612-53- \$186.00
 - 2. APN#1017-613-06- \$184.00
 - 3. APN#1017-622-16- \$325.50
 - 4. APN#1017-622-21- \$308.50
 - 5. APN#1017-612-05- \$562.00
 - 6. APN#1017-612-06- \$129.00

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7. APN#1017-612-07- \$309.76
8. APN#1017-624-10- \$139.00
9. APN#1017-632-05- \$374.00
10. APN#1017-633-22- \$139.00
11. APN#1017-632-38- \$203.00
12. APN#1017-622-43- \$421.00

K. Maturing CDs – A motion was made, seconded and carried to rollover the maturing CDs below into 3 month term CDs at the best rate available:

1. Operating - TCD Imperial Capital - \$16,243.94 - Matures on 3/7/08
2. Operating - MLC D Lehman - \$50,00.00 - Matures on 3/26/08
3. Reserve - MLC D Sovereign - \$50,000 - Matures on 3/31/08

L. Investments – A motion was made, seconded and carried not to any funds from the Merrill Lynch operating account until the following questions are answered:

1. Up to what limit are funds FDIC insured?
2. Is it in the best interest of the Association to diversify its portfolio?

M. Additional Items Requested by Homeowner - A motion was made, seconded and carried to approve the homeowners request to have decorative street lamps installed at the entry planters, but to deny the homeowners request to have the sidewalk at 16449 Misty Hill extended.

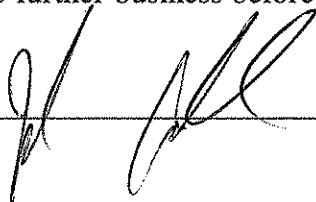
N. Reserve Study – Zero Life Maintenance - A motion was made, seconded and carried to approve the repair, maintenance or replacement of the following 2008 reserve components:

- Access – Gate Operators (only 2 at Mindenvale gate)
- Landscape- Tree Trimming
- Paint – Mailbox Posts
- Paint – Wrought Iron
- Streets – Asphalt Repairs
- Streets – Asphalt Slurry Sealing

ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 9:45 P.M.

ATTEST: _____



DATE: _____

5/7/08