

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES**

July 2, 2008

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BOARD MEMBERS PRESENT: Glen Powell
Pamela Drummond
Manny Zaragoza
Jack Ritoli

BOARD MEMBERS ABSENT: Arian Maleki

MANAGEMENT REPRESENTATIVES: Claudia Faison

ITEMS DISCUSSED IN EXECUTIVE SESSION ON JULY 2, 2008

- Approval of Minutes
- Hearings
- Old/New Business:
 - Reimbursement for towed vehicle
 - Homeowner parking permit requests
 - Homeowner request to move Verizon box onto common area property
 - Homeowner request to add traffic signage
 - Homeowner request to investigate potential sink hole on Misty Hill
- Delinquency Action

CALL TO ORDER

The meeting was called to order by Management at 7:08 P.M.

HOMEOWNER FORUM

A few homeowners were present to observe the meeting.

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 May 7, 2008 General Session Meeting Minutes as submitted.
- B. **Financial Statements – RESOLVED**, to accept the April and May 2008 financial statement as submitted as well as the Financial Variance Report.
- C. **Action Without Meeting Resolution – 16385 Whitefield Ct. – RESOLVED**, to ratify the decision to safelist the Toyota Camry, license#5DQA926 registered to 16385 Whitefield Ct. for 90 days, or until September 3, 2008.
- D. **Annual Meeting and Election Date – RESOLVED**, to hold the Annual meeting and Election on Wednesday, August 20, 2008 at 6 pm at the Butterfield Fire Station.

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OLD/NEW BUSINESS

- A. Reserve Study Proposal** – A motion was made, seconded and carried to approve the proposal from Reserve Date Analysis in the amount of \$425.00 to perform a reserve study update without a field inspection.
- B. Painting of the Mailbox Posts** – A motion was made, seconded and carried to approve the proposal from Color West in the amount of \$5,550.00 to perform painting of the mailbox posts throughout the community.
- C. Insurance Renewal** – A motion was made, seconded and carried to approve LaBarre/Oksnee's insurance proposal in the amount of \$6,829.00.
- D. Proposal – Decorative Light Poles** – In order to stay within the Association's 5% spending limit, a motion was made, seconded, and carried to split this work in two and approve the installation of one pole now, and the installation of the second pole at the next Board Meeting. The Board would like the first pole to be installed at the Carrington entrance, and the second pole installed at the Mindenvale entrance. Management will request that Three Phase re-submit their proposal showing the division of the work and the new cost associated with splitting out the project.
- E. Proposal – Phone System at Mindevale** – A motion was made, seconded and carried to deny the proposal from Superior Access to replace the phone system display at the Mindenvale entry. Board President, Glen Powell, confirmed that the display is working normally.
- F. Automatic Payment**– A motion was made, seconded, and carried to approve the automatic payment of the Association's utility bills.
- G. Meeting Frequency** – A motion was made, seconded, and carried to change the frequency of the Board Meetings to monthly meetings.
- H. Adoption of Vehicle Code** – A motion was made, seconded and carried to adopt the Vehicle Code as well as the appropriate signage to allow for the community to be patrolled by the Police.
- I. No Soliciting Signs** – A motion was made, seconded and carried to install 'No Soliciting Signs' at the front entry gates.

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J. Maturing CDs –

a. A motion was made, seconded and carried to roll over the following CDs:

Operating – MLCB First bank of PR – \$50,000.00 – Matures on 7/23/08

Reserve – TCD Imperial Capital - \$12,161.93 - Matures on 8/9/08

Reserve – TCD Imperial Capital - \$11,954.66 - Matures on 7/14/08

b. A motion was made, seconded and carried to invest the Reserve – Indymac Bank CD, maturing on 8/16/08, in the amount of \$99,950.02 into two separate CDs (divided equally between them) at the same term, at the best rate.

K. Investments – A motion was made, seconded and carried NOT to invest the liquid funds from the Merrill Lynch Settlement account in the amount of \$308,152.69.

L. Delinquencies – A motion was made, seconded and carried to file a lien against the following delinquent accounts.

1. APN#1017-612-52- \$168.00
2. APN#1017-612-53- \$207.60
3. APN#1017-622-13- \$233.00
4. APN#1017-612-10- \$149.00
5. APN#1017-624-11- \$288.00
6. APN#1017-614-16- \$184.00
7. APN#1017-632-05- \$186.00
8. APN#1017-632-11- \$139.00
9. APN#1017-624-20- \$139.00
10. APN#1017-624-28- \$139.00

M. Revision of Rules and Regulations - The Association distributed proposed rule/policy changes to the membership in May 2008 (see below). A motion was made, seconded and carried to formally adopt the below rules and direct Patrol One to begin enforcing them.

1. *No Parking is permitted on the radius of a curve, under or near a 'No Parking/No Loitering' sign, in front of mailboxes, fire hydrants, fire lanes and red curb areas, obstructing clear view of a stop sign, or obstructing the safe flow of traffic.*
2. *Permitted street parking, overnight or guest vehicles may not block sidewalks or driveways. Vehicles must be parked legally with both right tires a maximum of 18 inches from a designated curb. Vehicles may not park head into a cul-de-sac, extending into a cul-de-sac and not against traffic.*

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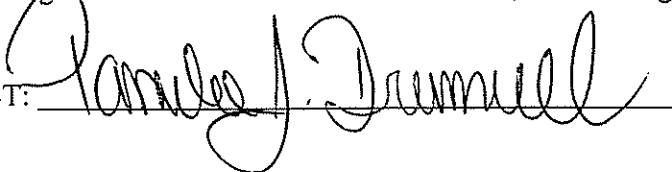
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3. *Only street legal, licensed and current registered vehicles are permitted on association property. Examples of non qualifying vehicles include: go carts, all terrain vehicles (ATV), and off road dirt bikes, mini bikes, motorized scooters and/or bikes, illegal vehicles or motorized gas or electric vehicles without a valid license plate or registration and unlicensed drivers/operators.*
4. *Trailers, towed equipment, moving vans, and recreational vehicles may not be parked or stored anywhere within the association for any period exceeding 72 hours. Such vehicles parked anywhere on association property in violation of this rule will be towed away at the owner's expense.*
5. *Recreational vehicles and moving vans may be granted additional time pending approval from the management company and safelisting with the patrol service.*
6. *Pet owners will be held responsible for any damages or nuisances caused by their pets. Nuisances shall include loud, frequent barking, or overtly threatening or aggressive behavior toward people outside of the owner's property.*
7. *Loud and disturbing noises will only be tolerated within reason, and will not be tolerated at all between the hours of 10:00pm and 6:00am. This includes, but is not limited to, TVs, home and car stereos, musical instruments, modified or non-standard vehicle exhausts, parties or other gatherings, and noisy animals.*

ADJOURNMENT

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

ATTEST: 

DATE: 9/3/08