

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
NOVEMBER 5, 2008**

**Page 1**

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

**BOARD MEMBERS ABSENT:** None

**MANAGEMENT REPRESENTATIVES:** Claudia Faison

**ITEMS DISCUSSED IN EXECUTIVE SESSION ON OCTOBER 7, 2008**

- Drainage Defects – Ratification of ACT and EDG contracts
- Delinquency Action:
  - APN#1017-612-25
  - APN#1017-614-27
  - APN#1017-614-16
  - APN#1017-632-18
  - APN#1017-643-43
  - APN#1017-632-62
  - APN#1017-633-06
- Homeowner Requests/Inquires
- Approval of Executive Session Meeting Minutes
- Hearings

**CALL TO ORDER**

The meeting was called to order by Management at 7:35 P.M.

**HOMEOWNER FORUM**

No homeowners were present.

**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 October 7, 2008 General Session Meeting Minutes with the corrected budget revisions.
- B. **Financial Statements – RESOLVED**, to accept the September 2008 financial statement and the Financial Variance Report.

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
NOVEMBER 5, 2008**

**Page 2**

**OLD/NEW BUSINESS**

- A. Approval of 2009 Budget** – A motion was made, seconded and carried to approve the 2009 budget, contingent upon the following revisions being made:

Access Gate – Change proposed monthly budget to \$200.00.  
Gate Repairs – Change proposed monthly budget to \$1,000.00.

- B. Leak Detection** – A motion was, made seconded and carried to take no action further on this matter at this time. The ‘sinkhole’ has been dry for many months now. Management will continue to monitor the area for any potential leaking.
- C. Standing Guard Bids** – A motion was made, seconded and carried to approve the proposal from Heritage Security Services to have a standing guard patrol school traffic at the Mindenvale entry 3 times a week at a rate of \$25.00/day.
- D. Full Service Security Proposals** – The Board directed management to solicit several more proposals from local companies.
- E. Gate Repair Proposal** – A motion was made, seconded and carried to table the proposal to replace the pivot shaft on the spike strip at the Carrington gate until 2009.
- F. Maturing CDs** – A motion was made, seconded and carried to rollover the below reserve CDs maturing in November 2008:

TCD Imperial Capital – maturing on 11/10/08 - \$25,872.20  
TCD Imperial Capital – maturing on 11/27/08 - \$35,747.92

- G. Liquid Funds** – A motion was made, seconded and carried to leave the \$157,574.81 funds liquid in the Merrill Lynch Settlement account, in anticipation of up-coming expenses associated with the defect construction repairs.
- H. Delinquency Action** – A motion was made, seconded and carried to file a lien against the following delinquent accounts:

APN#1017-612-25 - \$159.00  
APN#1017-614-27 - \$119.00  
APN#1017-612-10 - \$278.00  
APN#1017-614-16 - \$139.00  
APN#1017-614-51 - \$186.00  
APN#1017-632-18 - \$196.80  
APN#1017-643-43 - \$211.00

LOS SERRANOS RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
NOVEMBER 5, 2008

Page 3

APN#1017-632-62 - \$92.00  
APN#1017-633-06 - \$167.80

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 8:30 P.M.

ATTEST: *Paul A. Kopyev*

DATE: 12/11/08