

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 6, 2009
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BOARD MEMBERS PRESENT: Glen Powell
Laura Kopulsky
Manny Zaragoza
Jack Ritoli
Arian Maleki

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVES: Claudia Faison

ITEMS DISCUSSED IN EXECUTIVE SESSION ON DECEMBER 11, 2008

- Drainage Defects – Steve Norris from Engineer Design Group was present to discuss the status of the defect repairs. A halt was put on the project since it was discovered that ACT was using unapproved material for the piping. Steve Norris and Denise Bergstrom agreed that ACT would need to be contacted and asked to re-do the work according to the exact specifications in the contract.
- Delinquency Action:
 - APN#1017-612-05
 - APN#1017-612-06
 - APN#1017-612-10
 - APN#1017-632-18
 - APN#1017-632-34
 - APN#1017-632-38
 - APN#1017-622-43
- Homeowner Requests/Inquires
- Approval of Executive Session Meeting Minutes
- Hearings

CALL TO ORDER

The meeting was called to order by Management at 7:15 P.M.

HOMEOWNER FORUM

A few homeowners were present to observe the meeting. Questions on parking were addressed.

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 December 11, 2008 General Session Meeting Minutes as submitted and to accept the Architectural report for November 2008.

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- B. **Financial Statements – RESOLVED**, to accept the November 2008 financial statement.
- C. **Action Without Meeting Resolution – American Leak Detection – RESOLVED**, to ratify the decision to authorize American Leak Detection to inspect the “seep” hole on Misty Hill, between Twin Peaks and Jasmine Hill Ct., per the terms set in their proposal.

OLD/NEW BUSINESS

- A. **Misty Hill Seep Hole** – The Board would like to wait on the report from American Leak Detection, before taking any further action
- B. **Maturing CDs** – A motion was made, seconded and carried to rollover the Imperial Capital CD maturing in January in the amount of \$12,206.44 as well as the two Merrill Lynch Operating CDs maturing in January, each in the amount of \$50,000.00.
- C. **Liquid Funds** – A motion was made, seconded and carried to leave the excess settlement funds in the amount of \$145,846.01 liquid in anticipation of defect expenses.
- D. **Delinquency Action** – A motion was made, seconded and carried to file a lien against the following delinquent accounts:

APN#1017-613-06 - \$149.00
APN#1017-614-27 - \$119.00
APN#1017-612-09 - \$129.00
APN#1017-624-11- \$285.00
Unit#P304-07085-01 - \$139.00
APN#1017-614-51- \$325.00
APN#1017-643-19 - \$139.00

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 7:45 P.M.

ATTEST: _____

Am Mbl

DATE: 2/03/09