

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 3, 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 – Rich Tinnelly and Denise Bergstrom were in attendance to address the Board's concerns regarding the status of the project. Steve Norris arrived late and also addressed the Board's concerns regarding the project and its design. The Board agreed to move forward with the mediator's resolution to allow ACT to change the type of pipe being installed from the original scope of work, but that the depth in which the pipe was to be installed needed to be adhered to, per the original specifications.
- Proposal for Installation of Piezometers – The Board requested revisions.
- Delinquency Action:
 - APN#1017-613-06
 - APN#1017-614-27
 - APN#1017-612-09
 - APN#1017-624-11
 - Unit#P304-07085-01
 - APN#1017-614-51
 - APN#1017-643-19
- Realtor Request for Reversal of Fines
- Homeowner Requests/Inquires
- Approval of Executive Session Meeting Minutes
- Hearings

CALL TO ORDER

The meeting was called to order by Management at 6:57 P.M.

HOMEOWNER FORUM

A homeowner was present to get an update on 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 6, 2009 General Session Meeting Minutes as submitted and to

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accept the Architectural report for December 2009.

- B. **Financial Statements – RESOLVED**, to accept the December 2008 financial statement.

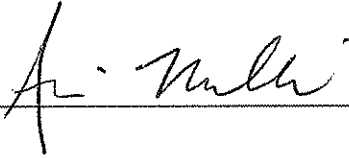
OLD/NEW BUSINESS

- A. **Maturing CD** – A motion was made, seconded and carried to rollover the \$12,382.45 CD, maturing in February, into a 3 month CD with Imperial Capital.
- B. **Liquid Funds** – A motion was made, seconded and carried to leave the excess settlement funds in the amount of \$143,204.25 liquid in anticipation of defect expenses.
- C. **Delinquency Action** – A motion was made, seconded and carried to file a lien against the following delinquent accounts:
- APN#1017-632-09 - \$176.40
APN#1017-624-39 - \$144.00
- D. **Up-Lights at Entries** – A motion was made, seconded and carried not to pursue this project at this time, considering the downturn of the economy.

ADJOURNMENT

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

ATTEST: _____



DATE: _____

3/3/09