

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MARCH 3, 2009  
Page 1**

**BOARD MEMBERS PRESENT:** Glen Powell  
Laura Kopulsky  
Manny Zaragoza  
Jack Ritoli  
Arian Maleki

**BOARD MEMBERS ABSENT:** None

**MANAGEMENT REPRESENTATIVES:** Claudia Faison  
Janet Vesel

**ITEMS DISCUSSED IN EXECUTIVE SESSION ON FEBRUARY 3, 2009**

- Drainage Defects – Steve Norris was present to update the board on the status of the defect repairs. According to Steve, the repairs are going reasonably well, despite a few communication problems. The Board inquired about the work that just started near the intersection of Foxrun and Golden Glen. They stated that this work was not outlined in the original proposal and that permits would probably be required. The Board asked Steve to inspect the work and provide them with a report within 24 hours. Steve also mentioned that a recently installed pipe at the end of Whitefield Ct. had the potential of clipping a homeowner's property. The Board suggested that a Letter of Permission be sent to the homeowner in question to obtain approval to proceed with the work, even if it encroached onto the homeowner's property.
- Proposal for Installation of Piezometers – Approved
- Installation of Secondary SDR-35 Drain Line – Decision ratified
- Delinquency Action: APN#1017-612-06
- Miscellaneous homeowner landscaping issues
- Hearings

**CALL TO ORDER**

The meeting was called to order by Management at 7:11 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 February 3, 2009 General Session Meeting Minutes as submitted and to accept the Architectural report for January 2009.
- B. **Financial Statements – RESOLVED**, to accept the January 2009 financial

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Page 2**

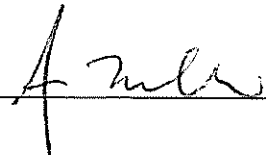
statement.

**OLD/NEW BUSINESS**

- A. Liquid Funds** – A motion was made, seconded and carried to leave the excess settlement funds in the amount of \$141,854.97 liquid in anticipation of defect expenses.
- B. Delinquency Action** – A motion was made, seconded and carried to file a lien against the following delinquent accounts:
- APN# 1017-624-11 - \$220.80  
APN#1017-62-33 - \$159.00  
APN#1017-623-08 - \$159.00  
APN#1017-644-18 - \$139.00  
APN#1017-644-23 - \$149.00
- C. 2008 Draft Audit** – A motion was made, seconded and carried to approve the audit report for Los Serranos Ranch, for the year ended December 31, 2008.
- D. Proposal – Installation of Myoporum Pacifica at Starcrest and Kelton** – A motion was made, seconded and carried to table this proposal until May 2009.
- E. Proposal – Seasonal Color** – A motion was made, seconded and carried to approve the proposal from Villa Park to install 60 flats of color at the front entries for a total amount of \$1,080.00.
- F. Decorative Light Poles** – A motion was made, seconded and carried to table this proposal until May 2009.

**ADJOURNMENT**

There being no further business to come before the Board, the General Session meeting was adjourned at 7:26 P.M.

ATTEST: 

DATE: 4/7/09