

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

APRIL 7, 2009

Page 1

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 MARCH 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 proceeding on course. He anticipates that since the streets are so dynamic, the board should expect a lot of decision making over the next few weeks. It was also clarified with Steve that the seep hole on Misty Hill will need to be corrected at the time the other street restorations are performed.
- Retaining Wall Proposals – Tabled until May 2009.
- Misty Hill Seep Hole Proposals – Tabled until May 2009.
- Sergeant Gary Stewart was present to listen to the Board’s concerns regarding homeowners’ blatant disobedience of traffic laws inside the community. Gary reassured the board that the police will have more of a presence in the community to implement and enforce action on traffic violators.
- Janet Vesel was present to go over the Association’s delinquency and collection policy with the Board and respond to the Board’s questions regarding short sales and property transfers.
- Delinquency Actions-
APN#1017-612-06: Asset Search approved
APN#1017-624-11: Bad debt to be written off
APN#1017-632-14: Account to be monitored for one month.
APN#1017-643-34: Bad debt not to be written off
APN#1017-624-39: Issue to be tabled until following month.
- Homeowner Request for tree removals – Board requested more specific information on location.
- Approval of February 3, 2009 Executive Session Meeting Minutes.
- Action Without Meeting Resolution – Executive Drainage Defect Committee.
- Hearings

CALL TO ORDER

The meeting was called to order by Management at 7:28 P.M.

HOMEOWNER FORUM

No homeowners were present.

CONSENT CALENDAR

A motion was made, seconded and carried to approve the Consent Calendar as submitted.

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
APRIL 7, 2009
Page 2**

- A. **General Session Meeting Minutes/Architectural Report – RESOLVED**, to approve the March 3, 2009 General Session Meeting Minutes as submitted and to accept the Architectural report for February 2009.
- B. **Financial Statements – RESOLVED**, to accept the February 2009 financial statement.

OLD/NEW BUSINESS

- A. **Liquid Funds** – A motion was made, seconded and carried to leave the excess settlement funds in the amount of \$136,869.27 liquid in anticipation of defect expenses.
- B. **Investments** – A motion was made, seconded and carried to rollover the \$50,000.00 Merrill Lynch Reserve CD that matures in April.
- C. **Delinquency Action – APN#1017-643-19** – A motion was made, seconded and carried to file a lien against this account.
- D. **Proposals – Landscape Items** – Before consideration of these proposals, the board asked for clarification on which specific trees and plant material would be worked on. They would like Villa Park to submit clearly highlighted maps and mark which exact trees they plan to trim or remove, and where exactly the Acacia is intended to be planted.
- E. **Proposal – Superior Access** – Before consideration of this proposal, the board would like to know: 1) What causes the actual wire loop to fail and 2) When were the loops previously replaced?
- F. **Proposal – Automated Gate** – A motion was made, seconded and carried to deny this proposal as it exceeds the budget limits. The Board would like management to continue soliciting maintenance bids from gate companies servicing the Chino Hills area.
- G. **Architectural Approvals** – A motion was made, seconded and carried to process architectural violations related to house color, front doors, awnings and screen doors based on neighbor complaints only. Requiring back submittals of architectural applications on these items will not be necessary unless someone has filed a complaint. Flagrant violations such as the permanent installation of chin-up poles and other sports equipment in public view should be addressed immediately.

ADJOURNMENT

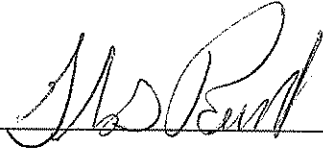
There being no further business to come before the Board, the General Session meeting was adjourned at 8:24 P.M.

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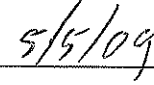
APRIL 7, 2009

Page 3

ATTEST:

A handwritten signature in cursive script, appearing to read "M. B. Reed", written over a horizontal line.

DATE:

A handwritten date "5/5/09" written in cursive script over a horizontal line.