

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

**MAY 5, 2009**

**Page 1**

**BOARD MEMBERS PRESENT:**

Glen Powell  
Laura Kopulsky  
Manny Zaragoza  
Jack Ritoli

**BOARD MEMBER ABSENT:**

Arian Maleki

**MANAGEMENT REPRESENTATIVES:**

Claudia Faison – Keystone Pacific  
Serina Washington – Keystone Pacific

**ITEMS DISCUSSED IN EXECUTIVE SESSION ON APRIL 7, 2009**

- Drainage Defects – Erin Rist was present to update the board on the status of the defect repairs. The installation of the drain behind Whitefield is virtually complete, the pipe behind Foxrun is in, and most piezometers are completely dry. Erin recommended scaling inspections back to once a week and also suggested that the Association remind homeowners of their obligation to maintain proper drainage in their backyards with the installation of area drains, for example. Erin also suggested that ACT re-look at the distressed pavement areas throughout the community on a more “global” scale.
- Selina with Neighborhood Watch - Tabled until May 2009.
- Delinquency Actions- The Board discussed several delinquent accounts and actions to be taken.
- Homeowner requests were discussed and denied.
- Approval of March 3, 2009 Executive Session Meeting Minutes.
- Hearings were discussed and actions to be taken.

**CALL TO ORDER**

The meeting was called to order by Management at 7:05 P.M.

**HOMEOWNER FORUM**

Jim Harrington who resides on Stone Mountain was present to discuss the issues with the streets, lighting/safety issues at the entries and replanting of the burned areas on Stone Mountain and Misty Hill.

**CONSENT CALENDAR**

A motion was made, seconded and carried to approve the consent calendar as submitted.

1. **General Session Meeting Minutes/Architectural Report – RESOLVED**, to approve the April 7, 2009 General Session Meeting Minutes as submitted and to accept the Architectural report for March 2009.
2. **Financial Statement – RESOLVED**, to accept the March 2009 financial statement.

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

**MAY 5, 2009**

**Page 2**

**OLD/NEW BUSINESS**

- 1. Liquid Funds** – A motion was made, seconded and carried to leave the excess settlement funds in the amount of \$131,574.66 liquid in anticipation of defect expenses.
- 2. Investments** – A motion was made, seconded and carried to rollover the TCD at Imperial Capital in the amount of \$12,592.03 that matures on May 6, 2009 and the TCD at Imperial Capital in the amount of \$26,349.50 that matures on May 9, 2009 for a term of six (6) months.
- 3. Delinquency Report Actions** – The board reviewed the Delinquency Report and took the following actions:
  - APN#1017-613-06** – A motion was made, seconded and carried to file a lien against this account.
  - APN#1017-622-16** – A motion was made, seconded and carried to file a lien against this account.
  - APN#1017-624-11** – A motion was made, seconded and carried to file a lien against this account.
  - APN#1017-633-39** – A motion was made, seconded and carried to file a lien against this account.
  - APN#1017-632-38** – A motion was made, seconded and carried to file a lien against this account.
  - APN#1017-622-43** – A motion was made, seconded and carried to file a lien against this account.
  - APN#1017-632-72** – A motion was made, seconded and carried to file a lien against this account.
- 4. Proposals – 2009 Reserve Study** – A motion was made, seconded and carried to approve the proposal submitted by Advanced Reserve Solutions to perform an on-site inspection to include photos in the amount of \$775.00.
- 5. Proposal – Superior Access** – A motion was made, seconded and carried to approve the proposal submitted by Superior Access to replace the safety loops at the Carrington gate for a total of \$1,785.00.
- 6. Community Garage Sale** – A motion was made, seconded and carried to approve the community garage sale to be held on July 11, 2009 from 7:00 a.m. to 2:00 p.m. Management will program the gates to remain open during this time and advertise the garage sale in the community newsletter.

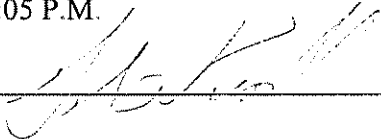
**LOS SERRANOS RANCH COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES  
MAY 5, 2009  
Page 3**

7. **Proposals – Landscape Items** – A motion was made, seconded and carried to table the twenty – one (21) tree removal on Golden Glen slope in the amount of \$2,100.00. A motion was made, seconded and carried to approve the plant replacement on Golden Glen slope in the amount of \$4,050.00. A motion was made, seconded and carried to approve the plant replacement on the Carrington slope in the amount of \$1,688.00. This would include removing woody Myoporum and Acacia and installing Myoporum Pacificum. A motion was made, seconded and carried to table the proposal in the amount of \$810.00 to trim and remove some trees on Carrington Street behind 16322 Willowmist Court pending review of the area.
  
8. **Violation Procedure** – A motion was made, seconded and carried moving forward to notify the owners that they would need to put their request in writing to present to the Board of Directors regarding any hardships on the violations associated with their homes, (ie: painting, etc.)
  
9. **Check Procedure** – A motion was made, seconded and carried to have the Board of Directors review the coded invoices prior to having the checks cut.
  
10. **Tenant Newsletter** – A motion was made, seconded and carried to obtain the costs associated with mailing the community newsletter to tenants as well as the owners.

**ADJOURNMENT**

There being no further business to come before the Board, the General Session meeting was adjourned at 8:05 P.M.

ATTEST: \_\_\_\_\_



DATE: \_\_\_\_\_

6/2/09