

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JULY 7, 2009
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BOARD MEMBERS PRESENT:

Glen Powell
Laura Kopulsky
Manny Zaragoza
Jack Ritoli

BOARD MEMBER ABSENT:

Arian Maleki

MANAGEMENT REPRESENTATIVES:

Serina Washington – Keystone Pacific
Claudia Faison – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION

- Drainage Defects – Erin Rist and Steve Norris with Engineering Design Group was present to update the board on the status of the defect repairs.
- Delinquency Actions- The Board discussed several delinquent accounts and actions to be taken.
- Homeowner requests were discussed.
- Approval of June 2, 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

Homeowners in attendance were present to discuss the gate maintenance, dog barking issues, wooden gate painting and staining and the unwanted soliciting.

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 June 2, 2009 General Session Meeting Minutes as submitted and to accept the Architectural Report for May 2009.
- B. Kim Ironworks Proposal - Action Without Meeting** – Resolved, to ratify the actions taken and approve the Action Without Meeting to accept the proposal submitted by Kim Iron Works, Inc. to replace the wrought iron fence behind 4201 Foxrun in the amount of \$690.00. Management recommended that Kim Ironworks, Inc. satisfy our vendor requirements with regard to insurance coverage and name Los Serranos Ranch and Keystone Pacific Property Management as additionally insured on their policies; however, the Board approved to waive these requirements.
- C. Financial Statement** – Resolved, to accept the May 31, 2009 financial statement.
- D. Investments** – Resolved, to roll over the one (1) CD with Imperial Bank in the amount of \$12,415.89 maturing on July 9, 2009 at a rate of 2.140% for one (1) year.


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NEW BUSINESS/UNFINISHED BUSINESS

- A. 2010 Draft Reserve Study** – A motion was made, seconded and carried to table this discussion and approval pending further review of the 2010 draft reserve study performed on June 7, 2009 by Advanced Reserve Solutions, Inc.
- B. Gate Maintenance Proposals** – A motion was made, seconded and carried to approve the monthly service proposal submitted by Automated Gate Services in the amount of \$156.00 a month to commence on August 10, 2009.
- C. Delinquency Report Actions** – The board reviewed the Delinquency Report and took the following actions:
- APN#1017-632-15** – A motion was made, seconded and carried to file a lien against this account.
 - APN#1017-633-24** – A motion was made, seconded and carried to file a lien against this account.
 - APN#1017-643-19** – 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#1017-632-61** – A motion was made, seconded and carried to file a lien against this account.
 - APN#1017-632-80** – A motion was made, seconded and carried to file a lien against this account.

ADJOURNMENT

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

ATTEST: 

DATE: 8/4/09

ACTION OF THE BOARD OF DIRECTORS
WITHOUT A MEETING OF THE
LOS SERRANOS RANCH ASSOCIATION

We the undersigned members of the Board of Directors of the Los Serranos Ranch Association, a corporation organized under the Nonprofit General Corporation Law of California, being all the current members, resolve the following, without a meeting:

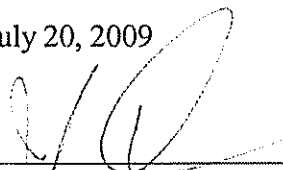
RESOLVED, to approve the proposal submitted from John Wayne Construction and Consulting to Replace the Wall, Footing and Brow Ditch behind 16320 and 16326 Whitefield Court in the amount of \$44,030.00 and the Exhibit "A" Modify Footing -- Addendum 1 in the amount of \$1,070.00.

We direct that this consent be filed in the Minute Book of the Corporation with the Minutes of the preceding meeting of the Board of Directors.

The Board of Directors for the corporation executes this consent pursuant to Section 7211 (b) of the Corporations Code of the State of California, which authorizes the taking of action by unanimous written consent without a meeting.


DATED: July 20, 2009

President:




Jack Ritoli

Vice-President:



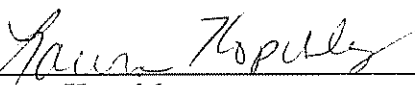
Arian Maleki

Secretary:



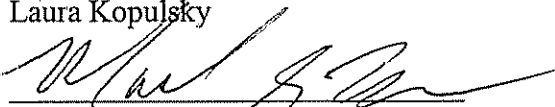
Glen Powell

Treasurer:



Laura Kopulsky

Member at Large:



Manny Zaragoza

ACTION OF THE BOARD OF DIRECTORS
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LOS SERRANOS RANCH ASSOCIATION

We the undersigned members of the Board of Directors of the Los Serranos Ranch Association, a corporation organized under the Nonprofit General Corporation Law of California, being all the current members, resolve the following, without a meeting:

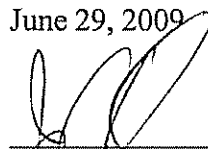
RESOLVED, to approve the proposal submitted from Kim Iron Works, Inc. to replace the wrought iron fence behind 4201 Foxrun in the amount of \$690.00.

We direct that this consent be filed in the Minute Book of the Corporation with the Minutes of the preceding meeting of the Board of Directors.

The Board of Directors for the corporation executes this consent pursuant to Section 7211 (b) of the Corporations Code of the State of California, which authorizes the taking of action by unanimous written consent without a meeting.

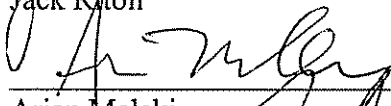
DATED: June 29, 2009

President:



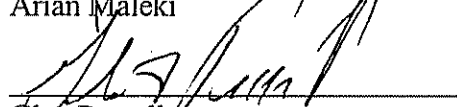
Jack Ritoli

Vice-President:



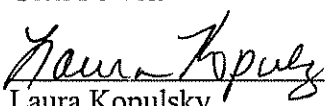
Arian Maleki

Secretary:



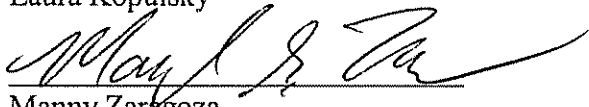
Glen Powell

Treasurer:



Laura Kopulsky

Member at Large:



Manny Zaragoza