

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
SEPTEMBER 1, 2009**

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BOARD MEMBERS PRESENT:

Glen Powell
Laura Kopulsky
Manny Zaragoza
Jack Ritoli
Arian Maleki

BOARD MEMBER ABSENT:

None

MANAGEMENT REPRESENTATIVE:

Serina Washington – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION – SEPTEMBER 1, 2009

- Drainage Defects – Erin Rist with Engineering Design Group and Terry Shortridge from John Wayne Construction were 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 August 4, 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 7:10 P.M.

HOMEOWNER FORUM

Subjects of discussion were the parking rules and regulations and street repair/newsletter updates.

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 August 4, 2009 General Session Meeting Minutes and Adjourned Annual Election Meeting Minutes for August 4, 2009 as submitted and to accept the Architectural Report for July 2009.
- B. Financial Statement** – Resolved, to accept the July 31, 2009 financial statement.

NEW BUSINESS/UNFINISHED BUSINESS

- A. Annual Maintenance Report** – A motion was made, seconded and carried to approve the annual inspection to be performed by year end. As LaJolla Pacific, Ltd. has performed the annual inspection the past two years, the Board would like LaJolla Pacific, Ltd. to perform the annual maintenance inspection pending review of the cost.

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B. Delinquency Report Actions – The Board reviewed the Delinquency Report and took the following actions:

APN#1017-632-41 – A motion was made, seconded and carried to file a lien for delinquent assessments and late fees.

C. 2010 Reserve Study Components – A motion was made, seconded and carried to defer these items, which include, replacement of the gate operators, entry phone systems and irrigation controllers until these items are deemed necessary to replace or failure of the components.

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 7:55 P.M.

ATTEST: _____



DATE: _____

10/6/09