

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
OCTOBER 6, 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 – OCTOBER 6, 2009

- Drainage Defects – Steve Norris with Engineering Design Group was available via telephone conference and Terry Shortridge and Jon Wayne from John Wayne Construction were present to update the Board on the status of the defect repairs and to discuss recommendations on the concrete brow ditch/retaining wall and drain behind Whitefield Court.
- Delinquency Actions- The Board discussed several delinquent accounts and actions to be taken.
- Homeowner requests were discussed.
- Approval of September 1, 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

Homeowner, Mr. Williams, was present to volunteer for a position on the Board of Directors. The Board of Directors approved to appoint Mr. Williams to fill the vacant seat of Vice President.

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 September 1, 2009 General Session Meeting Minutes and Adjourned Annual Election Meeting Minutes for September 1, 2009 and October 1, 2009 as submitted and to accept the Architectural Report for August 2009.
- B. **Financial Statement** – Resolved, to accept the August 31, 2009 financial statement.

NEW BUSINESS/UNFINISHED BUSINESS

- A. **Proposed 2010 Budget** – This item was tabled pending additional information and questions reviewed and answered.

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B. 2009 Audit and Tax Proposals – A motion was made, seconded and carried to approve the proposal submitted by Robert A. Owens in the amount of \$1,100.00 to prepare the audit and tax returns.

C. Holiday Lighting Proposals – A motion was made, seconded and carried to have Laura Kopulsky form a Holiday Social Committee to decorate the entrances of the community for an amount not to exceed \$300.00.

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

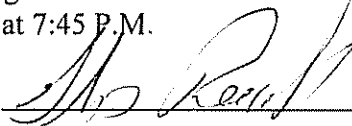
APN#1017-614-27 – A motion was made, seconded and carried to file a lien for delinquent assessments and late fees.

APN#1017-614-16 – A motion was made, seconded and carried to file a lien for delinquent assessments and late fees.

ADJOURNMENT

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

ATTEST: _____



DATE: _____

11/11/09