

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
NOVEMBER 11, 2009**

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BOARD MEMBERS PRESENT: Glen Powell
Laura Kopulsky
Manny Zaragoza
Jack Ritoli
Bob Williams

BOARD MEMBER ABSENT: None

MANAGEMENT REPRESENTATIVE: Serina Washington – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION – NOVEMBER 11, 2009

- Drainage Defects – Steve Norris with Engineering Design Group was available via telephone conference to discuss Engineering Design Group’s invoice and issues in regards to the retaining wall behind Whitefield Court.
- Delinquency Actions- The Board discussed several delinquent accounts and actions to be taken.
- Homeowner requests were discussed and appropriate actions were taken.
- Approval of October 6, 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

No homeowners were present.

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 October 6, 2009 General Session Meeting Minutes as submitted and to accept the Architectural Report for September 2009.
- B. **Financial Statement** – Resolved, to accept the September 30, 2009 financial statement.

NEW BUSINESS/UNFINISHED BUSINESS

- A. **Proposed 2010 Budget** – A motion was made, seconded and carried to approve the 2010 budget with a \$4.00 increase to offset the deficit. The new monthly assessments will be \$46.00 effective January 1, 2010.
- B. **Landscape Extra Proposal** – A motion was made, seconded and carried to table the proposal submitted by Villa Park in the amount of \$1,425.00 to add mulch throughout the community.

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C. 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 table filing a lien for delinquent assessments and late fees at this time.

APN#1017-612-09 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-632-43 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-624-27 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 8:08 P.M.

ATTEST: *Nancy Kopy*

DATE: 12/1/09