

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

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

BOARD MEMBER ABSENT: Glen Powell

MANAGEMENT REPRESENTATIVE: Serina Washington – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION – DECEMBER 1, 2009

- The Board of Directors discussed Engineering Design Group's invoices and requested certification letters/documentation.
- Delinquency Actions- The Board of Directors discussed several delinquent accounts and actions to be taken.
- Homeowner requests were discussed and appropriate actions were taken.
- Approval of November 11, 2009 Executive Session Meeting Minutes.
- Hearings were discussed and actions to be taken.

CALL TO ORDER

The meeting was called to order by Management Representative, Serina Washington at 7:00 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 November 11, 2009 General Session Meeting Minutes as submitted and to accept the Architectural Report for October 2009.
- B. Action Without Meeting Minutes** – Resolved, to ratify the action without meeting minutes approving the TCD rollover at Imperial Capital Bank in the amount of \$12,652.60 for a rate of 1.250% for a term of three (3)months.
- C. Action Without Meeting Minutes** – Resolved, to ratify the action without meeting minutes approving the TCD rollover at Imperial Capital Bank in the amount of \$36,703.05 for a rate of 1.460% for a term of six (6)months.
- D. Financial Statement** – Resolved, to accept the October 31, 2009 financial statement.

NEW BUSINESS

- A. MLCD Maturity – December 24, 2009** – A motion was made, seconded and carried to approve the MLCD at Firstbank in the amount of \$50,000 to remain liquid in the event a necessary reserve expense may be needed.

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
DECEMBER 1, 2009
PAGE 2**

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

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#1017-624-03 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-624-06 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-624-17 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-622-40 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-622-42 – 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 7:05 P.M.

ATTEST: *Saura Hopubky*

DATE: 1/5/2010