

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JANUARY 5, 2010
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BOARD MEMBERS PRESENT: Laura Kopulsky
Manny Zaragoza
Jack Ritoli
Bob Williams
Glen Powell

BOARD MEMBER ABSENT: None

MANAGEMENT REPRESENTATIVE: Serina Washington – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION – JANUARY 5, 2010

- The Board of Directors discussed Engineering Design Group's invoices, Law Offices of Richard A. Tinnelly invoices, Jon Wayne Construction invoice, correspondence and any open pending issues with regard to the defect construction.
- 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 December 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 Representative, Serina Washington at 8:48 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 December 1, 2009 General Session Meeting Minutes as submitted and to accept the Architectural Report for November 2009.
- B. **Reserve Certificate of Deposit Maturing** – Tabled the recommendation of closing the account at Imperial Capital Bank and transferring the funds of \$12,575.07 to Merrill Lynch pending clarification of rates and insurance.
- C. **Reserve Certificate of Deposit Maturing** – Tabled the recommendation of closing the account at Imperial Capital Bank and transferring the funds of \$12,702.79 to Merrill Lynch pending clarification of rates and insurance.
- D. **Financial Statement** – Resolved, to accept the November 30, 2009 financial statement.

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NEW BUSINESS

- A. Violation Policy** – A motion was made, seconded and carried not to revise the violation policy that is in place with regard to reducing the doubling of the fines assessed.
- B. Delinquency Report Actions** – The Board of Directors 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#1017-624-06 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-632-17 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-643-11 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-624-28 – A motion was made, seconded and carried to table filing a lien for delinquent assessments and late fees at this time.

APN#1017-624-31 – 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#1017-632-73 – 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 9:05 P.M.

ATTEST: *Laura Topolsky*

DATE: 2/16/2010