

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
FEBRUARY 16, 2010
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BOARD MEMBERS PRESENT: Laura Kopulsky
Manny Zaragoza
Glen Powell

BOARD MEMBERS ABSENT: Jack Ritoli
Bob Williams

MANAGEMENT REPRESENTATIVE: Serina Washington – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION – FEBRUARY 16, 2010

- The Board of Directors discussed the Law Offices of Richard A. Tinnelly invoices and Wrought Iron Fence repairs invoice submitted by JWC with regard to the defect construction.
- Approval of the January 5, 2010 Executive Session Meeting Minutes.
- Approval of the Action Without Meeting Minutes approving the payment of \$45,380.34 to JWC as payment in full for the wall replacement.
- Hearings were discussed and actions to be taken.

CALL TO ORDER

The meeting was called to order by President, Glen Powell at 7:00 P.M.

HOMEOWNER FORUM

Homeowners in attendance, Mr. & Mrs. Ahmad, Mrs. Kipp and Ms. Trujillo, were present to discuss the need for Patrol and what is the purpose of the Association.

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 January 5, 2010 General Session Meeting Minutes as submitted and to accept the Architectural Report for December 2009.
- B. **Financial Statements** – Resolved, to accept the December 31, 2009 and January 31, 2010 financial statements.

NEW BUSINESS

- A. **Landscaping – Oak Trees at Entrances** – A motion was made, seconded and carried to obtain quotes from certified arborists to assess the diseased oak trees at the entrances.
- B. **Delinquency Report Actions** – The Board of Directors reviewed the Delinquency Report and took the following actions:

APN#1017-614-27 – A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

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APN#1017-624-02 – A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

APN#1017-624-06 – A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

APN#1017-614-04 – A motion was made, seconded and carried to approve to file a lien for the outstanding assessments and applicable charges.

APN#1017-624-28 – A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

APN#1017-624-31 – A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

APN#1017-632-52 – A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

APN#1017-644-45 – A motion was made, seconded and carried to table the filing of a lien for the outstanding assessments and applicable charges.

- C. **Holiday Decorating Committee** – The Board of Directors would like Management to add this item to the October 2010 agenda with regard to the organization of the Holiday Decorating Committee.

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 7:30 P.M.

ATTEST: *Laura Kopuly*

DATE: 3/26/2010