

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES**

APRIL 20, 2010

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BOARD MEMBERS PRESENT: Bob Williams
Laura Kopulsky
Jack Ritoli

BOARD MEMBERS ABSENT: Manny Zaragoza
Glen Powell

MANAGEMENT REPRESENTATIVE: Serina Washington – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION – APRIL 20, 2010

- Approval of the Executive Session Meeting Minutes of March 16, 2010.
- Hearings were discussed and actions to be taken.
- Security Patrol issues were discussed and actions to be taken.
- Delinquencies were discussed and actions to be taken.

CALL TO ORDER

The meeting was called to order by Vice President, Bob Williams at 6:30 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 March 16, 2010 General Session Meeting Minutes as submitted, and to accept the Architectural Report for February 2010.
- B. **Financial Statements** – Resolved, to accept the February 28, 2010 and March 31, 2010 financial statements as presented.
- C. **Reserve Assets** – Resolved, to keep the MLCD that matures on April 22, 2010 at Bank of America in the amount of \$50,000 liquid, due to the street reserve expenditure coming up.

NEW BUSINESS

- A. **Landscaping – Oak Trees at Entrances** – A motion was made, seconded and carried to approve the proposal submitted by Villa Park in the amount of \$430.00 to perform a one time tree maintenance, which includes radial trenching, removal of soil covering structure roots and the addition of mulch. Villa Park will continue to deep water the oak trees on a monthly basis at no additional charge.

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- B. Reserve Study Proposals** – A motion was made, seconded and carried to approve the proposal submitted by Strategic Reserves, in the amount of \$349.00, to perform a reserve study update without site visit.
- C. French Drain Installation Proposals** – A motion was made, seconded and carried to table this proposal pending the attendance of Javier Reyes, from Villa Park, at the May 18, 2010 board meeting to discuss this issue in detail.
- D. Asphalt Replacement/Slurry Seal Proposals** – A motion was made, seconded and carried to table discussion of these proposals. The Board of Directors directed Management to contact the vendors and set up a meeting to walk the community and discuss this issue in detail with the proposed vendors. Management has tentatively scheduled the walk for May 10th at 11:00 a.m.
- E. Delinquency Report Actions** – The Board of Directors reviewed the Delinquency Report and took the following actions:
- APN#1017-623-02** – A motion was made, seconded and carried to deny the homeowners request to have the pre-lien fee reversed, as this is a hard cost to the association.
- APN#1017-612-50** – A motion was made, seconded and carried to deny the homeowners request to have the pre-lien fee reversed, as this is a hard cost to the association.
- F. Community Garage Sale** – The Board of Directors approved holding the community garage sale on Saturday, June 26, 2010.

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 6:50 P.M.

ATTEST: _____

Jan Lopez

DATE: _____

5/18/2010