

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
MAY 18, 2010
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BOARD MEMBERS PRESENT: Bob Williams
Laura Kopulsky (left at 7:30 P.M.)
Jack Ritoli
Manny Zaragoza (left at 7:30 P.M.)
Glen Powell

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVE: Serina Washington – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION – MAY 18, 2010

- Approval of the Executive Session Meeting Minutes of April 20, 2010
- Hearings were discussed and actions to be taken.
- Delinquencies were discussed and no action required.
- Security Patrol issues were discussed and actions to be taken.

CALL TO ORDER

The meeting was called to order by President, Glen Powell at 7:05 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 April 20, 2010 General Session Meeting Minutes as submitted, and to accept the Architectural Report for March 2010.
- B. **Financial Statement** – Resolved, to accept the April 30, 2010 financial statement as presented.

NEW BUSINESS

- A. **Asphalt Repair/Slurry Seal Proposals** – A motion was made, seconded and carried to approve the proposal submitted by Ben's Asphalt in the amount of \$135,711.00 to include the following:
 - 1. Demo: Demo approx. 20,000 square feet of existing asphalt and sub grade to a depth of 12", haul away and dispose of debris.
 - 2. Grade: Fine grade 20,000 square feet of native soil, compact and prepare for paving.

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3. Base: Supply and install 6" of CMB material to approx. 20,000 square feet and machine roll for maximum compaction.
4. New Pave: Pave approx. 20,000 square feet with 6" of new hot mix asphalt and machine roll for maximum compaction.
5. Seal Coating: Clean and apply (1) coat of Guard Top sealer or approved equal to approx. 573,000 square feet of existing asphalt.
6. Striping: Re-stripe parking stalls and re-stencil all street markings to original layout.
7. Crack seal: Clean cracks of loose debris. Apply hot rubberized crack seal material to expansion cracks ¼" to 1" wide.

The Board of Directors decided not to utilize the services of an independent third party to oversee the street project at a previous meeting.

- B. French Drain Installation Proposals** – A motion was made, seconded and carried to approve the proposal in the amount of \$16,104.75 submitted by Villa Park Landscaping to install a french drain behind the retaining wall where the water is seeping through the wall at the Carrington entrance. This proposal includes sealant.
- C. Inspectors of Election** – A motion was made, seconded and carried to have Board Member, Bob Williams, recruit a volunteer from his street to act as an Inspector of Election for the August 17, 2010 Annual Election.
- D. Set Election Record Date** – The Board of Directors approved to set the record date as July 2, 2010 for the purpose of determining the Members entitled to notice.
- E. Delinquency Report** – A motion was made, seconded and carried to file a lien on APN#1017-614-51 for the collection of delinquent assessments and applicable charges.

ADJOURNMENT

There being no further business to come before the Board, the General Session meeting was adjourned at 7:50 P.M.

ATTEST: *Aura Kopely*

DATE: 6/15/2010

ACTION OF THE BOARD OF DIRECTORS
WITHOUT A MEETING OF THE
LOS SERRANOS RANCH ASSOCIATION

We the undersigned members of the Board of Directors of the Sycamore Canyon Townhomes Association, a corporation organized under the Nonprofit General Corporation Law of California, being all the current members, resolve the following, without a meeting:

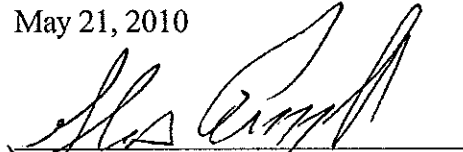
RESOLVED, to approve the proposal submitted by Patrol Masters to perform Radar Gun, Traffic Enforcement for Speeding and the Running of Stop Signs in the Community for service two (2) days a week, two (2) hours a day. The total is \$200.00 a week.

We direct that this consent be filed in the Minute Book of the Corporation with the Minutes of the preceding meeting of the Board of Directors.


The Board of Directors for the corporation executes this consent pursuant to Section 7211 (b) of the Corporations Code of the State of California, which authorizes the taking of action by unanimous written consent without a meeting.

DATED: May 21, 2010

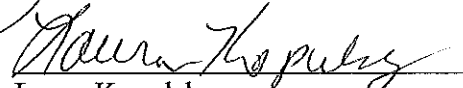
President:


Glen Powell

Vice-President:


Bob Williams

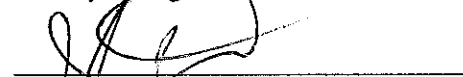
Secretary:


Laura Kopulsky

Treasurer:


Manny Zaragoza

Member at Large:


Jack Ritoli