

**LOS SERRANOS RANCH COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
JUNE 15, 2010
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BOARD MEMBERS PRESENT: Bob Williams
Laura Kopulsky
Jack Ritoli
Manny Zaragoza
Glen Powell

BOARD MEMBERS ABSENT: None

MANAGEMENT REPRESENTATIVE: Serina Washington – Keystone Pacific

ITEMS DISCUSSED IN EXECUTIVE SESSION – JUNE 15, 2010

- Approval of the Executive Session Meeting Minutes of May 18, 2010.
- Hearings and Homeowner requests were discussed and actions to be taken.
- Delinquencies were discussed and actions to be taken.
- Security Patrol issues were discussed and actions to be taken.

CALL TO ORDER

The meeting was called to order by President, Glen Powell at 6:53 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 May 18, 2010 General Session Meeting Minutes as submitted, and to accept the Architectural Report for April 2010.
- B. Action Without Meeting Minutes – Villa Park Proposal** – Resolved, to withdraw this proposal, as there is no need to install a drain to extend the pipe out to the street from the sub-drain, as the excess water leak has been repaired.
- C. Merrill Lynch CD Rollovers** – Resolved, to rollover the two (2) \$50,000 Operating CD's that mature on June 30, 2010 for a six month term at the best rate available and keep the one (1) \$50,000 Reserve CD liquid for the upcoming street repairs/slurry seal.

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NEW BUSINESS

- A. Annual Maintenance Review Proposals** – A motion was made, seconded and carried to approve the proposal submitted by ProTec Building Services, in the amount of \$840.00, to perform the annual maintenance review.
- B. Automated Gate Proposal – Battery Back-up Controllers** – A motion was made, seconded and carried to table this discussion pending the attendance of a Technician or Representative from Automated Gate Services at the next Board Meeting scheduled for July 20, 2010. The Board directed Management to contact another gate company for their evaluation of the battery back-up controllers and the need for replacement.
- C. Appointment of Inspector of Election** – A motion was made, seconded and carried to appoint Vidya Shastry to act as Inspector of Election for the August 17, 2010 Annual Election with Richard Lee as an alternative, if Ms. Shastry cannot attend due to vacation. Keystone Pacific Property Management will be the ballot custodian and will provide them to the Inspector of Election at the meeting.
- D. Draft Reserve Study** – A motion was made, seconded and carried to approve the draft reserve study submitted by Strategic Reserves.
- E. Gate Code Change Request** – A motion was made, seconded and carried to approve the gate code change from 9631 to 3971, effective July 1, 2010.
- F. Delinquency Report** – A motion was made, seconded and carried to file a lien on APN#1017-612-09, APN#1017-633-39 for the collection of delinquent assessments and applicable charges. A motion was made, seconded and carried to deny the request of the owner with APN#1017-612-48, to reverse the \$45.00 pre-lien fee, as this is an expense to the Association.

ADJOURNMENT

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

ATTEST: *Aaura Kopulsky*

DATE: 7/20/2010