

**THE MINUTES OF THE GENERAL MEETING
OF THE
BOARD OF DIRECTORS
OF THE
SORRENTO HOMEOWNERS ASSOCIATION**

September 25, 2006

CALL TO ORDER

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held September 25, 2006 at Shepherd of the Hills Church in Porter Ranch, CA. A **Quorum** was noted and the meeting was called to order at 7:01 p.m.

BOARD MEMBERS PRESENT

Gigi McGregor, Vice President; Shahla Sadighi, Treasurer; and Debby Montero, Secretary.

Michelle Atkinson of Ross Morgan and Company (RMC) and Teri Samuels of Recording Secretaries, Inc. (RSI) were also present.

Glen Blaser, President and Yvette McDonald, Member at Large were absent.

OPEN FORUM

Homeowners expressed the following concerns:

- A homeowner inquired about the intent of Shapell Board members with regards to voting on motions during Board meetings. Gigi McGregor replied that the Shapell Representatives voted in favor of motions brought to the table by the Board members who are homeowners. The only exception would be motions that hindered Shapell sales or construction.
- Homeowner Pat Pope asked about the specific functions of the security cameras at the guardhouse.
- Homeowner Neil Estrin proposed installing a stop sign by the Torino Gate until the traffic light can be installed. He also asked the Board about starting a Sorrento website.
- Homeowner Pat Pope proposed issuing a survey to owners, allowing them to state issues they would like to see addressed with regards to improving Porter Ranch.

TREASURER'S REPORT (As of August 31, 2006)

Total Cash Operating Accounts.....	\$12,656.04
Total Cash Reserves.....	317,656.92
Total Liabilities and Owners Equity	351,285.93
Total Owners Equity	388,649.16

DELINQUENCIES

Motion to Lien Acct. #141-8455 – A motion was made, seconded and carried to approve a resolution to record a lien on **account #141-8455**.

Motion to Lien Acct. #140-3240 – A motion was made, seconded and carried to approve a resolution to record a lien on **account #140-3240**.

MANAGER'S REPORT

Violation Letters – Violation letters were sent to the following owners:

- **20620 Bergamo Way** (Need to submit architectural plan for fruit trees in front yard)
- **11217 Ravenna Lane** (Remove items stored in side yard)
- **20630 Lugano Way** (Leaving garage door open on daily basis)

Hearing Letters – Hearing letters will be sent to the following owners:

- **20630 Lugano Way**
- **20631 Lugano Way**
- **20635 Lugano Way**
- **20636 Lugano Way**
- **20639 Lugano Way**
- **20642 Lugano Way**
- **20643 Lugano Way**
- **20646 Lugano Way**
- **20647 Lugano Way**
- **20650 Lugano Way**
- **20651 Lugano Way**
- **20654 Lugano Way**
- **20655 Lugano Way**
- **20658 Lugano Way**
- **20659 Lugano Way**
- **20702 Lugano Way**
- **20703 Lugano Way**
- **20707 Lugano Way**
- **20735 Lugano Way**

OLD BUSINESS

Torino Gate – Michelle Atkinson noted that the back gate on Torino Way is closed. Residents will be able to enter the community through this gate, but will need to go to the front gate in order to exit the community. Gigi McGregor stated that the City has approved the installation of a traffic signal to help control the traffic coming down Rinaldi. She does not know when the Torino gate will be reopened. A sign will be posted to inform homeowners that the gate has been closed in anticipation of the signal construction.

Wrought Iron Painting – The Board has approved a bid to paint the wrought iron fence at the pool off of Catania. Michelle Atkinson will put an item in the newsletter explaining that wrought iron maintenance is the homeowner's responsibility if it is on their property.

Street Slurry – The street slurry was completed earlier this month.

OLD BUSINESS (Cont.)

Architectural Plans: 20528 Bergamo Way – The Board reviewed the architectural plans from the homeowner at 20528 Bergamo Way. The Board discussed the process of approving plans. Michelle Atkinson will investigate her records to see whether the balcony at this address was previously approved.

New Janitorial Company – The service contract with Eden Maintenance has been terminated effective 9/30/06.

NEW BUSINESS

All Lights – On 9/12/06, a request was faxed to Jay at All Lites requesting that he replace the street light bulbs at 20754 Lugano Way.

M&R Landscape – Shahla Sadighi moved to approve an estimate from M&R to remove approximately 360 square feet of grass to regrade for proper drainage and replace it with new sod for \$1,320. Gigi McGregor seconded the motion, which carried. This work will be done at the recreation center.

RM Building Estimate to Repair Meadows Guardhouse – Shahla Sadighi moved to approve a proposal from M&R to repair a two-foot hairline crack in the stucco and touch up paint to match in three areas for \$185. Gigi McGregor seconded the motion, which carried.

NEXT MEETING

The Meeting is an Executive Meeting, to be held at the Shapell Industries Office on Monday, October 30 at 5:00 p.m.

ADJOURNMENT

The General Meeting was adjourned at 8:00 p.m.

Submitted by: Teri Samuels, Recording Secretary

Approved by:

Debby Montero, Secretary _____ Date
Sorrento Homeowners Association