

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

October 28, 2009

CALL TO ORDER

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held October 28, 2009 at the Sierra Canyon Upper Campus, 20801 Rinaldi Street in Chatsworth, California. A **Quorum** was noted and the meeting was called to order at 7:02 p.m.

BOARD MEMBERS PRESENT

Melissa Centeno, President; Pat Pope, Vice President; Victor Florian, Treasurer; Phillip Minton, Member at Large and Mary Cooley-Lopez, Secretary.

BOARD MEMBERS ABSENT

None.

OTHERS PRESENT

Bill Wallace of Centurion Security; Marinel Agbunag of Ross Morgan and Company (RMC); Lisa Holtke of Recording Secretaries, Inc. (RSI) and several homeowners were present.

APPROVAL OF MINUTES

Mary Cooley-Lopez moved to approve Minutes of the General and Executive Meetings held September 15, 2009, provided page 5, Approval of Minutes is amended to read: "hard copy **opinions**" and page 7, New Business, is amended to read Pool Committee Chairperson, **Phillip Minton** and Hospitality Committee Chairperson, **Mara Cohen.**" Pat Pope seconded the motion, which carried. Victor Florian abstained.

PRESIDENT'S REPORT

Committee Changes/Appointments - Melissa Centeno announced a new Audit Committee and the appointment of Joe Rice as Chairperson. The Audit Committee will review billing, vendor disclosure, payment processes and financial matters. Phillip Minton resigned as Pool Committee liaison and Melissa Centeno will assume that role. Dominic Little and Maureen Bratman are joining the Pool Committee.

Disclosure Ross Morgan Company Associations – The President disclosed findings regarding companies associated with Ross Morgan Company (Management): RM Building and Maintenance, Labarre Oksnee Insurance Agency and Professional Lien Services are associated with RMC. Disclosure provisions were drafted by RMC but do not appear in the Association's version of the agreement. Future agreements will include the disclosure provisions.

COMMITTEE REPORTS

Security Committee - Liaison Pat Pope and Chairperson Neil Estrin

The Committee discussed a visitor identification and driver license verification program that could be implemented at the gates.

Rules Committee - Liaison Pat Pope – The budget has been the primary matter in Committee.

Architecture/Landscape Committee - Liaison Mary Cooley-Lopez – Cathy Sersknas and Mary Cooley-Lopez discussed Committee review of landscaping bids and reports that bids for 2010 are being received at ten to nineteen percent below prior cost.

Newsletter/Website Committee - Liaison Mary Cooley-Lopez – The deadline for this month's articles is November 2, 2009 and chairpersons are encouraged to contribute. The Newsletter is generating income this year and plans are underway to enhance income by adding a coupon page to the newsletter (eight coupons). Baja Fresh and other merchants have expressed an interest in advertising at a rate of \$50 per coupon. Monica Florian also reports that vendors are being solicited to bid website functions and a savings of ten percent should be achievable in 2010.

Finance Committee - Liaison Victor Florian – Victor Florian presented a budget over run analysis and proposed savings for Fiscal Year 2010. Two hard copies were submitted to support his presentation: "Finance Committee Revised Proposed Savings for Fiscal Year fiscal 2010" (seven pages) and "Association Notes From the Treasurer and Finance Committee" March 2009 (one page). In general, he believes the Association may be able to save \$200,000 to \$240,000 in the coming year.

Hospitality Committee – Liaison Melissa Centeno – The Chairperson Mara Cohen was not able to attend. The Committee reports that a Mai Jong game night has been added November 6, 2009 and a community food drive will take place with collection scheduled at the gates on November 14, 2009 (9:00 a.m. to 1:00 p.m.). In preparation for December holidays, a gate decorating event will be held after Thanksgiving, a Christmas Holiday Light Contest will take place on December 17, 2009 and the Committee is looking into Holiday family 'adoption' programs in the area.

Pool Committee - Liaison Melissa Centeno – The pools are being winterized: furniture is being stored and Jacuzzis – only – will be heated and on a timer.

OLD BUSINESS

Billing Procedure of Bob Siegel – Pat Pope explained that investigation revealed that the vendor handling gate repair and maintenance does not hold a Contractor's License. The vendor will no longer be used by the Association.

Meadows Gate Closure – Pat Pope discussed closing the Meadow Gates to visitors from 10:00 p.m. – 6:00 a.m. daily. This closure would also require the Association to consider enhancing security of the guard house during unattended hours and hotline technology adjustments, etc.

OLD BUSINESS (Cont.)

Recovery DWP Over Payment – Management reported an October 21, 2009, credit in the amount of \$9,882.47 was recovered. In addition, the DWP has contacted Monica Florian regarding additional monies that should be credited to the Association and requested account detail. The Board instructed Management to provide account detail to Monica Florian via e-mail.

GLA Accountability and Assignments – Victor Florian moved to assign specific General Ledger Line Items to each Board Member for monitoring/accountability. Pat Pope moved to amend the motion to require that Board members assigned to a General Ledger Line Item be a member of the Committee related to the expense. Melissa Centeno seconded the motion, as amended. The motion carried, unanimously.

HOA Electronic Membership List – Phillip Minton moved to create an e-mail list of homeowner association members for information distribution. Victor Florian seconded the motion which failed with Pat Pope, Mary Cooley- Lopez and Melissa Centeno opposed.

E08-09020 - Motion no Longer Required.

DELINQUENCIES

In accordance with California Civil Code §1367.1(c)(2): a motion was made by Mary Cooley-Lopez, seconded by Pat Pope and carried to approve recording a lien in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code on property as follows:

Account No. 108-5752

Account No. 128-2255

Phillip Minton and Victor Florian opposed.

NEW BUSINESS

Motion to Not Allow a Guest to Drive on HOA Property without a Valid Driver's License – Tabled.

Motion to Approve Funds for New Gate Plantings – Tabled.

Homes in Arrears Investigation – Monica Florian presented and discussed a six page report ("Immediate...") and her findings. The Association may be spending more to pursue foreclosures than they would if the accounts were monitored more closely and the Association has failed to identify new homeowners from whom assessments are due (e.g. Account No. **001486924**, Ownership change in February 2009). In conclusion, she recommends establishing a committee to monitor and manage the lien process and make decisions regarding payment and settlement offers prior to foreclosure.

OPEN FORUM

A homeowner discussed predicting foreclosure and recovering delinquent assessments from homeowners.

Homeowners discussed requiring visitors to present valid photo ID and Driver's License during each visit.

Homeowners discussed Meadow Gate closure, expressed security concerns, voting concerns (the homeowners affected are a small percentage of residents), concerns regarding cost savings and how to balance the "value" of security in a cost equation.

ADJOURNMENT

The General Meeting was adjourned at 9:03 p.m.

NEXT MEETING

General Meeting, 7:00 p.m., Thursday, November 19, 2009 at Sierra Canyon Upper Campus in Porter Ranch, CA.

Submitted by: Lisa Holtke, Recording Secretary (RSI)

Approved by:

Mary Cooley-Lopez, Secretary Date
Sorrento Homeowners Association
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