

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

February 18, 2010

CALL TO ORDER

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held February 18, 2010 at the Sierra Canyon Upper Campus, 20801 Rinaldi Street in Chatsworth, California. A **Quorum** was noted and the meeting was called to order at 7:03 p.m.

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

None.

OTHERS PRESENT

Guest Speaker Devonshire LAPD Senior Lead Officer Danny del Valle; Chris Asberry, Steve Adams and Bill Wallace of Centurion Security; a Sheriff; a representative of Fazio Cleaners; Marinel Agbunag of Ross Morgan and Company (RMC) (Departed at 8:30 p.m.); Lisa Holtke of Recording Secretaries, Inc. (RSI) and several homeowners were present.

APPROVAL OF MINUTES

Mary Cooley-Lopez moved to approve Minutes of the Executive and General Meetings of December 20, 2009, provided the General Meeting Minutes are modified to list persons voting in favor of the installation of speed bumps to include Victor Florian and Melissa Centeno. Pope seconded the motion, which carried. Phillip Minton abstained.

PRESIDENT'S REPORT

Melissa Centeno asked all homeowners present to conduct themselves with civility.

SPECIAL ORDER

Security –Trespass and LAPD response – LAPD Officer Danny del Valle discussed miscommunication that resulted in a delayed response by LAPD to support Centurion Security during a recent trespass event. The Officer explained that there was some miscommunication and advises homeowners to call 911 in the future and provided suggestions regarding details that can or should be included in those calls. Once the LAPD received the appropriate communication during the event the response time was eight minutes.

Chris Asberry of Centurion Security was introduced to the homeowners. He has been working with Officer del Valle, is on-site at Sorrento and participated in general discussion.

SPECIAL ORDER (Cont.)

Report from Investigative Committee regarding Bob Seigle Issue – Committee Chairperson Kattie Allegretti and Maureen Bratman provided a comprehensive three page report and oral summary of the Committee findings and recommendations. They also fielded question from the Board and homeowners.

Motions regarding Bob Seigle Issues – Pat Pope moved in light of the Investigative Committee report that the Association pay outstanding invoices currently due in an amount of \$994.10. Mary Cooley-Lopez seconded the motion, which carried. Phillip Minton opposed. Victor Florian abstained.

Report Regarding Court Claim CHA10W00055 – Phillip Minton has filed a small claims suit against Melissa Centeno alleging breach of a fiduciary committee duty. Costs, attorney fees, D&O insurance and other matters were discussed. Copies of the suit, as filed, were made available to homeowners.

Board Liaison Appointment –Mary Cooley-Lopez has been appointed by Melissa Centeno to look into American Arbitration Association resources and services.

Report on a Board Member sharing internal, Proprietary Data with Homeowners – Melissa Centeno reported the results of the Executive Session finding regarding Phillip Minton's sharing of proprietary Board information with homeowners and the subsequent motion removing Phillip Minton from committees which carried.

Pat Pope moved to request Phillip Minton to voluntarily resign from the Sorrento Board. Mary Cooley-Lopez seconded the motion, which passed. Victor Florian opposed. Phillip Minton discussed his opinion but did not vote.

COMMITTEE REPORTS

Architecture/Landscape Committee and Newsletter/Website Committee - Liaison Mary Cooley-Lopez – An Architecture/Landscape Committee meeting is tentatively scheduled for February 24th; and she reports that the landscape vendor, ISS, was not able to attend this evening but is expected to attend the next Board Meeting and provided an update: three trees have fallen and been removed by ISS without additional charge to the Association. ISS is generating a tree trimming plan and proposal.

The Newsletter/Website Committee will meet on Tuesday, March 2nd. Articles are requested and should be submitted by the first Monday of each month. She also encouraged homeowners to join the Committee.

Security Committee/Rules Committee - Liaison Pat Pope – Pat Pope discussed drainage and thermostat/heating improvements that are required at the Guard Station and informed homeowners that Bradley Access Systems, and other integrated security service system providers are being asked to bid or propose system improvements.

COMMITTEE REPORTS (Cont.)

Pat Pope provided an update regarding video repair(s) and a discussed change to RF identification that is being considered as a possible security enhancement.

Speed bump and signage installation will take place after the rains.

Treasurer/Finance Committee - Liaison Victor Florian – Reported from un-reconciled Financials highlighting expense and cost categories along with Owner Equity, Income and Liabilities.

Victor Florian intended to submit a motion to approve a new fee collection system. Monica Florian submitted a four page proposal to Board members *via* e-mail and spoke regarding the matter. She invites Board review and comment prior to making a motion regarding the system.

Victor Florian moved to limit the number of motions that can be made by a Board Member to a maximum of five. The motion did not receive a second and failed.

Victor Florian moved to remove Pat Pope as a liaison of the Security Committee. This matter was identified as appropriate for Executive Meeting and moved to the next meeting Executive Meeting Agenda.

Hospitality Committee/Pool Committee – Liaison Melissa Centeno – Mara Cohen and Melissa Centeno are in the process of organizing the Spring Fling event that will include fire and law enforcement representatives and may include a special appearance by the Easter Bunny. Donations and items for the potluck are being solicited and all homeowners are encouraged to attend.

Melissa Centeno is getting bids to re-stain the Sorrento pool deck.

Audit Committee – Joe Rice – Joe Rice completed an informal audit of the Association's expenses and balance. The exercise was valuable and the Committee will expect to perform informal audits quarterly. Joe Rice encouraged homeowners to join and participate in the process.

DELINQUENCIES

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

Account No. 147-2433

Account No. 148-0645

Account No. 105-1375

Account No. 156-8703

Victor Florian and Phillip Minton abstained.

A Collection and Bankruptcy Motion was withdrawn.

ANNOUNCEMENTS

The next meeting will be scheduled later in the month, to accommodate review and presentation of Financials on a monthly basis, and the Board generally expects to hold meetings on the fourth Tuesday of each month.

OPEN FORUM

Homeowner Jim – Raised questions and concerns regarding the small claims suit.

Phillip Minton – Noted and objected to the \$111,000 line item in the Operating Account and expressed end of year tax concerns as well as his support for returning monies to homeowners when practical.

The reserve study position was discussed and is approximately 65% funded.

ADJOURNMENT

The General Meeting was adjourned at 9:01 p.m.

NEXT MEETING

The next meeting is scheduled Tuesday, March 23, 2010 at 7:00 p.m. at Sierra Canyon Upper School (High School).

Submitted by: Lisa Holtke, Recording Secretary (RSI)

Approved by:

Mary Cooley-Lopez, Secretary Date
Sorrento Homeowners Association
End of File.