

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

April 29, 2010

**CALL TO ORDER**

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held April 29, 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 7:02 p.m.

**BOARD MEMBERS PRESENT**

Melissa Centeno, President; Pat Pope, Vice President and Mary Cooley-Lopez, Secretary and Victor Florian, Treasurer.

**BOARD MEMBERS ABSENT**

Phillip Minton, Member at Large.

**OTHERS PRESENT**

Guest Speaker Chris Asberry, Steve Adams and Tahiska Starwell of Centurion Security; Lee Ciuffitelli of ISS Grounds Control Systems; Leah Murakami of Water2Save; 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**

Approval of the General Meeting Minutes of February 18, 2010 and the March 23, 2010 General and Executive Meeting Minutes

Mary Cooley-Lopez moved to approve Minutes of the General Meeting of February 18, 2010. Pat Pope seconded the motion, which carried unanimously.

Mary Cooley-Lopez moved to approve Minutes of the March 23, 2010 Executive Meeting. Pat Pope seconded the motion, which carried unanimously.

Mary Cooley-Lopez moved to approve Minutes of the March 23, 2010 General Meeting provided that the Minutes are amended as follows: *remove* "a Sheriff" under Others Present and, under Treasurer/Finance Committee, *change* "Equity" to read \$864,046. Pat Pope seconded the motion, which carried unanimously.

**PRESIDENT'S REPORT**

**Report Regarding Small Claims Suits** – The remaining small claims suits involving Phillip Minton, Melissa Centeno and the Association were decided on March 30, 2010.

## EXECUTIVE SESSION

The Board noted for the record that they met in Executive Session on March 23, 2010 to discuss member discipline, litigation and delinquencies.

## COMMITTEE REPORTS

### Architecture/Landscape Committee - Liaison Mary Cooley-Lopez

- A. **ISS Ground Control Systems Report** – Guest speaker Lee Ciuffitelli reported that ISS installed 300 dome caps on existing v-ditches, planted, trimmed trees, removed debris and brush, applied herbicides to emergent brush and discussed irrigation cycles.

The Board asked ISS to be certain that the Association's irrigation cycles are in compliance with Los Angeles County guidelines.

### B. Water2Save

1. **Discussion** - Guest speaker Leah Murakami fielded final questions regarding the proposal
2. **Motion to Approve Water2Save** – Mary Cooley-Lopez moved to approve Water2Save's Hardware Purchase Agreement dated April 2, 2010. Pat Pope seconded the motion, which carried. Victor Florian abstained.
3. **Motion to Fund Water2Save** - Mary Cooley-Lopez moved to fund the Water2Save Hardware Purchase Agreement dated April 2, 2010 from the Water & Sewage Operating Account. Pat Pope seconded the motion, which carried unanimously.

**Election Committee - Liaison Mary Cooley-Lopez** – Mary Cooley-Lopez encouraged homeowners to become candidates in the upcoming election. Three positions are open and the deadline is May, 7, 2010 at 5:00 p.m. (PST). The election will be held June 22, 2010.

**Security Committee/Rules Committee - Liaison Pat Pope** – Emergency service reductions have been minimized in the Porter Ranch area (e.g. ambulance and paramedic services). Pat Pope, the Landscape Committee, the developer, the landscape vendor and the Fire Department met at Brown's Canyon to resolve irrigation and gate safety concerns. The Security Committee will print a reminder in the Newsletter - homeowners should have guests use the Meadows entrance.

**Treasurer/Finance Committee - Liaison Victor Florian** – Victor Florian provided a Summary Treasurer Report, as of March 31, 2010:

Cash Operating .....	\$208,420	
Cash Reserves .....	\$751,331	
Total Assets .....	\$1,002,830	
Current Liabilities .....	\$76,532	
Accounts Receivable .....	\$130,685	
Total Owner's Equity .....	\$905,235	
Net Income .....	\$90,373	
Total Liabilities and Equities .....		\$1,090,437

## COMMITTEE REPORTS (Cont.)

- A. **Status of Sorrento HOA – Accounts in Arrears** – The project was implemented, as approved, on March 24, 2010.
- B. **Motion:** Victor Florian moved to place DWP bills on auto pay mode to avoid late fees. Pat Pope seconded the motion, which carried unanimously.
- C. **Motion regarding FY 2009** - Failed.
- D. **Reserve Funding Discussion** – Future agenda item.

**Pool Committee – Liaison Melissa Centeno** – Pools are heated and open. Sorrento deck staining has been completed and seal coating the deck, annually, has been recommended by the vendor.

**Hospitality Committee – Liaison Melissa Centeno** – The Spring Fling event was a success and homeowner contributions were generous.

## 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 unanimously 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. 105-1375**

**Account No. 105-1634**

**Account No. 108-5752**

**Account No. 144-0038**

## ANNOUNCEMENTS

**Porter Ranch Neighborhood Council (PRNC)** – Pat Pope joined PRNC and encourages homeowners to attend an upcoming meeting on Tuesday, May 4, 2010 at Shepherd of the Hills at 7:00 p.m. A developer will be making a presentation regarding the lot between Mason and Porter Ranch - North of Rinaldi.

**Candidate Forum** – The next General Meeting will include a candidates' forum.

## OPEN FORUM

**Developer Lawsuits** – Homeowners discussed construction defect litigation.

**Parking Rules and Enforcement** – A homeowner asked questions regarding parking rules and enforcement. The Board discussed and explained rules. Homeowners that see vehicles parked in violation and/or with for sale signs should report their observations to Management.

**Street Slurry Coat** – The Board will follow-up with the developer regarding slurry coat and street paint (stripes, etc.).

## **OPEN FORUM (Cont.)**

**Slope Maintenance near Meadows Gate** – A homeowner expressed concern regarding slope maintenance near the Meadows gate. Mary Cooley-Lopez will look into the matter and contact the Porter Ranch Maintenance Association and/or M&R regarding slope maintenance.

**Surplus FY 2009** – Homeowners and the Board discussed a FY 2009 surplus. The Board will look into the Bylaws and CC&Rs to determine what requirements apply to a surplus, how the surplus was arrived at and make recommendations regarding how it should be handled.

## **ADJOURNMENT**

The General Meeting was adjourned at 8:45 p.m.

## **NEXT MEETING**

The next meeting is scheduled Tuesday, May 25, 2010 at 6:30 p.m. at the Sorrento Pool, weather permitting.

Submitted by: Lisa Holtke, Recording Secretary (RSI)

Approved by:

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