

**THE MINUTES OF THE GENERAL MEETING  
OF THE  
BOARD OF DIRECTORS  
OF THE  
SORRENTO AT PORTER RANCH COMMUNITY ASSOCIATION**

**July 21, 2010**

**CALL TO ORDER**

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held July 21, 2010, at the Sorrento Pool Area. A **Quorum** was noted and the meeting was called to order at 7:05 p.m.

**BOARD MEMBERS PRESENT**

Melissa Centeno, President; Mary Cooley Lopez, Vice President; Christina Raskin, Treasurer; Katie Allegretti, Secretary. Victor Florian, Member at Large.

**OTHERS PRESENT**

Pearl Beaudin & Sabrina Hart of Ross Morgan & Company. Chris Asberry and Tashaka Starwell of The Centurion Group. Lee Ciuffitelli of ISS Grounds Control.

**APPROVAL OF MEETING MINUTES**

Mary Cooley Lopez noted two corrections for the minutes from the June 22<sup>nd</sup> 2010 meetings. Page 3: Closing of the Pools should be corrected to say "Closing of the Polls", Page 5: The next meeting was listed as July 28<sup>th</sup>, should be changed to July 21<sup>st</sup>. Page 7: meeting date should be corrected to July 21<sup>st</sup> as well.

Katie Allegretti motioned to approve the minutes for the executive and general sessions for June 22, 2010 with the changes noted. Mary Cooley Lopez seconded the motion. The motion passed unanimously.

**PRESIDENT 'S REPORT**

Melissa Centeno provided a brief President's Report, including the following items:

- Board positions were appointed after the Annual Meeting.
- The Board has begun to move reserve funds into higher-yielding accounts and is ensuring that all CD's and accounts are under the FDIC insured limit.
- Community Survey will be going out in the next two months.

## COMMITTEE REPORTS

**Treasurer/Finance Committee** – Christina Raskin provided a brief report regarding the finance committee and new committee members. Raskin noted that a Reserve Study Subcommittee was formed to focus on ensuring that the necessary repairs noted in the reserve study are addressed.

Raskin then provided a brief report regarding monies transferred to new reserve and money market accounts. Raskin noted that there are still funds in excess of \$500,000 at City National Bank, which must be transferred to ensure that all accounts are under the FDIC limit.

Raskin also noted that she is reviewing all delinquent accounts with Marc Bratman of the Finance Committee and the Management Company. Raskin advised that in executive session the Board approved to use Wolf, Rifkin, Shapiro, Schulman and Rabkin for collection matters.

**MOTION** – Raskin motioned for a 90-day moratorium on the “Home in Arrears Project” passed by the former Board in order to reevaluate the project and potentially problematic language in current notices to homeowners. During that 90-day period, notices and procedures shall return to what they were immediately before passage of the “Home in Arrears Project.” Katie Allegretti seconded the motion. The motion passed with 4 in favor, Victor Florian abstained.

**Security Committee** – Katie Allegretti reported. Allegretti noted that the Committee is entertaining bids for guardhouse repairs. Allegretti noted that the committee also reviewed the possibility of using RFID tags and discussed ways to control speeding.

**A & L Committee** – Mary Cooley Lopez reported. Noted that the committee met earlier in the month with Pearl Beaudin of RMC and Lee of ISS Grounds Control. Lopez advised that the committee is reviewing requests for the planting and watering of Brown’s Canyon. Lopez also noted that the Committee is reviewing requests regarding the slopes on Modena and Como where acacia was removed and will be replanted. The Committee is also reviewing the replacement of 13 missing trees along Sorrento Lane, as well as tree trimming.

Lee Ciuffitelli from ISS Grounds Control spoke briefly regarding the landscaping maintenance for the Association.

**Rules & Regulations** – Victor Florian reported. Florian advised that the committee reviewed the current Rules & Regulations to see if changes, corrections, additions or modifications were needed to meet the demands of the community. Florian advised that the proposed modifications should be submitted to the Board for review and the full Board will need to finalize the rules.

**Pool Committee** – Melissa Centeno reported. Centeno noted that there are concerns about pool cleanliness this year. Centeno noted that the Board has asked Management to obtain bids for pool service. Bids are also being obtained for acid washing the pools.

**Hospitality Committee** – Melissa Centeno reported, advised that the next event will be August 29, 2010 for a 10<sup>th</sup> Anniversary Celebration for the Community. Centeno advised that the Committee is also reviewing additional events for Halloween, the holiday season and spring.

**Newsletter/Website Committee** – Christina Raskin reported. Noted that there are new committee members who have worked on a new design. Raskin advised that the Committee is calling for advertisements to be sent by Wednesday, July 28<sup>th</sup> and articles to be submitted by July 30<sup>th</sup>. Articles should be under 300 words or less.

## **NEW BUSINESS**

### **Homeowner Landscaping Maintenance Requests:**

**Planting/Watering Brown Slopes behind Pesaro and Ravenna** – Noted during the A & L Committee reports.

**Slopes on the Hillside by the corner of Modena Lane and Como Lane** - Noted during the A & L Committee reports.

**Pool and Spa Acid Washing Proposals** – Reviewed during the Pool Committee report. Pearl Beaudin of RMC will obtain one additional bid.

## **DELINQUENCIES**

**Wolf, Rifkin, Shapiro, and Schulman Fee Schedule** – Noted.

**Witkin & Neal Collection Fee Schedule** – Noted.

## **ANNOUNCEMENTS**

Melissa Centeno noted the following that the next meeting will be August 18, 2010. at 7:00 PM at the Sorrento Pool area.

## **OPEN FORUM**

The following items were noted and/or discussed during open forum:

- Wrought iron fence painting.
- Reserve items and costs.
- Browns Canyon
- Maintenance Issues
- Common area watering
- Pool Lights and Light Timers
- Dog barking concerns
- Paving

## **ADJOURNMENT**

The General Session adjourned at 8:23 PM.

## **NEXT MEETING**

The next meeting is scheduled for Wednesday, August 18, 2010 at 7:00 p.m. at the Sorrento Pool, weather permitting.

Submitted by:            Sabrina Hart, Ross Morgan & Company

Approved by:

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Katie Allegretti, Secretary, Secretary            Date  
**Sorrento Homeowners Association**