

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

October 18, 2011

**CALL TO ORDER**

The following are the Minutes of the meeting of the Board of Directors of **Sorrento at Porter Ranch Community Association** held October 18, 2011, at the Egremont School Auditorium in Chatsworth, CA. A **quorum** was noted, and the meeting was called to order at 7:06 p.m.

**MEMBERS PRESENT**

Melissa Centeno ("Centeno"), President; Renee Harvey ("Harvey"), Vice-President; Al Cohen ("Cohen"), Treasurer; Maureen Bratman ("Bratman"), Secretary; Rosa Reddington ("Reddington"), Member at Large.

**OTHERS PRESENT**

Pearl Beaudin ("Beaudin") and Sabrina Hart ("Hart") of Ross Morgan & Company, Inc.

**APPROVAL OF THE MEETING MINUTES**

**Minutes from the General Meeting held September 13, 2011** – Bratman motioned to approve the Minutes from the meeting held September 13, 2011, with the following change: p. 2, the word "opposed" should be changed to "opposing." Cohen seconded the motion. Motion passed unanimously.

**PRESIDENT'S REPORT**

Centeno reported on the following items:

- **Slopes/drainage/walkway system inspection** – Inspection report has been conducted and will be included with the budget package that will be mailed to all owners. Centeno noted that there is a recommendation page in the report, which the Board will be reviewing.
- **Rules and regulations** – Centeno advised that a timeline has been put in place for the revision of the Rules and Regulations; goal is to have Rules and Regulations revised and send to Association's general counsel to review at the end of October 2011, with final adoption to take place in January 2012.

- **ID Requirements at the Gates** – Centeno advised that visitors and guests will have their ID's checked at the gate at all times.
- **Parking enforcement** – Centeno advised that the Association will begin strictly enforcing the Association's parking rules, including rules pertaining to recreational and commercial vehicles.
- **Santini slope issue update** – Centeno provided a brief report; advised that the Board met with three law firms and selected Castro & Associates to represent the Association regarding this issue.
- **Steven Weitz** – On behalf of the Board and the Association, Centeno offered her thanks to Steve Weitz for assisting the Association with the review process of the Santini slope issue and aiding in the review and selection of law firms for this issue.

## **UNFINISHED BUSINESS**

**Red curbs proposals** – Reddington motioned to paint selected curbs red and certain fire hydrants throughout the community at a cost of \$2,070, which will be allocated out of reserves. Bratman seconded the motion. Motion passed unanimously.

**Speed hump proposals** – Reddington motioned to install 12 speed humps in selected areas throughout the community at a cost of \$4,030, to be allocated out of the operating budget. Harvey seconded the motion. There was a brief discussion. The motion passed unanimously.

## **NEW BUSINESS**

**Insurance** – Centeno noted the Association's general legal counsel advised that the Association was underinsured and needs to increase the umbrella coverage to \$10 million and increase the Directors & Officer's ("D&O") coverage to include employees. Cohen advised that the cost for such an increase in umbrella coverage would be \$6,400 per year, plus an additional \$300 per year for the D&O coverage, for a total increase of \$6,700 per year.

Cohen moved that the Association increase the umbrella coverage to \$10 million and increase the D&O policy to include employees, as recommended by HOA general legal counsel, at a cost of an additional \$6,700 per year. Harvey seconded the motion. Motion passed unanimously.

**FYI –AGS Report** – Noted.

## **DELINQUENCIES**

**Authorization of Liens** – Bratman motioned to authorize liens against APN 2701-071-037 and APN 2701-070-007. Cohen seconded the motion. Motion passed unanimously.

## **BUDGET / BUDGET FORUM**

Cohen provided a brief presentation regarding the proposed operating budget for fiscal year ending December 31, 2012. Cohen fielded questions from the membership regarding the proposed budget.

**Motion to approve 2012 budget** – Cohen moved that the Board consider and approve the 2012 operating budget. Harvey seconded the motion. Motion passed unanimously.

## **RFID FORUM**

Centeno presided and advised that the forum was being held for the purpose of reviewing information regarding various entry options; no decision will be made at this meeting. Centeno and Reddington provided a brief presentation regarding the option for RFID access to the community. Steve Weitz, Larry Saltzman, and Cathy Serksnas provided a brief presentation regarding other options for access to the community. A brief question and answer forum was held.

## **ADJOURNMENT**

The general meeting adjourned at 9:11 a.m.

## **NEXT MEETING**

The next General meeting is scheduled for Monday, November 28, 2011, at 7:00 p.m.

Submitted by: Sabrina Hart, Ross Morgan & Company, Inc.

Approved by:

/s/ Maureen Bratman

Board Secretary

Sorrento at Porter Ranch Community Association

11/28/11

Date