

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

January 30, 2006

CALL TO ORDER

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held January 30, 2006 at Shepherd of the Hills Church in Porter Ranch, CA. A **Quorum** was noted and the meeting was called to order at 6:16 p.m.

BOARD MEMBERS PRESENT

Glen Blazer, President; Gigi McGregor, Vice President; Shahla Sadighi, Treasurer; Debby Montero, Secretary; and Yvette McDonald, Member at Large. Michelle Atkinson of Ross Morgan and Company (RMC) and Teri Samuels of Recording Secretaries, Inc. (RSI) were also present.

APPROVAL OF MINUTES

A motion was made, seconded and carried to approve the minutes of the November 7, 2006 General Meeting as presented.

HOMEOWNER DISCUSSION

The following homeowners were present: **20524 Bergamo Way, 20631 Lugano Way, 11201 Ravenna Lane, 20641 Bergamo Way, 11350 Modena Lane, 20803 Vercelli Way, 20529 Bergamo Lane, 11229 Ravenna Lane and 11351 Modena Lane.**

Homeowners expressed the following concerns:

- A homeowner inquired about the warranty on newly installed landscaping. Robert Lopez stated that M&R warrants plants for 90 days, i.e., if the plant dies before 90 days pass, M&R will replace it.
- A homeowner inquired about the installation of gate arms.
- A homeowner asked about the difference between Excel and Ross Morgan and Company. Glen Blazer stated that Excel handles only the landscaping outside of Sorrento.

TREASURER'S REPORT (As of December 31, 2005)

Total Cash Operating Accounts.....	\$115,520.61
Total Accounts Receivable	9,132.29
Total Cash Reserves.....	128,122.17
Total Current Liabilities.....	25,219.16
Total Liabilities and Owners Equity.....	252,775.07

NEW BUSINESS

New Landscape Company – Landco's contract was terminated. The Association has contracted M&R landscape as the new landscape company.

M&R Landscape Estimates – The Board reviewed the following landscape proposals from M&R:

- Trim and clean out 17 trees on both sides of the Rinaldi entrance for \$1,275. Gigi McGregor moved to approve the proposal; Debby Montero seconded the motion, which carried.
- Renovate existing landscape on Rinaldi entrance to look like the main entrance. Install 40 5-gallon shrubs, install 3 yards mulch, install 50 flats of annual color, and install 20 flats of myoporum ground cover for \$2,420. Yvette McDonald moved to approve the proposal; Debby Montero seconded the motion, which carried.
- Trim and lace up three (3) trees on each side of the street for \$105. Debby Montero moved to approve the proposal; Gigi McGregor seconded the motion, which carried.
- Trim and lace up 48 trees on the Sorrento Lane slope area for \$1,680. Debby Montero moved to approve the proposal; Gigi McGregor seconded the motion, which carried.
- Trim and lace up 16 trees on slope area for \$560. This item was tabled. The Board will approve the proposal via email once the slope area location has been identified.
- Fill in bare areas with 40 flats of gazanias for \$720. A motion was made, seconded and carried to approve the proposal.
- Trim and clean up behind the easements on Pesaro Way for \$1,728. A motion was made, seconded and carried to approve the proposal.

NEXT MEETING

The next Meeting will be the Executive Meeting at the Shapell Offices on February 27, 2006 at 5:00 p.m.

ADJOURNMENT

The General Meeting was adjourned at 7:05 p.m. to an Executive Session to discuss hearings.

Submitted by: Teri Samuels, Recording Secretary

Approved by:

Debby Montero, Secretary Date
Sorrento Homeowners Association