

SORRENTO AT PORTER RANCH COMMUNITY ASSOCIATION

BOARD OF DIRECTORS MEETING

JULY 25, 2006

MINUTES

The meeting was called to order at 6:02 p.m. at Shepherd of the Hills Church by President, Glen Blaser.

BOARD MEMBERS PRESENT

Glen Blaser	President
Gigi McGregor	Vice President
Shahla Sadighi	Treasurer
Yvette McDonald	Member at Large

Also present were Michelle Atkinson of Ross Morgan and Company and Linda Bunnell, Recording Secretary.

BOARD MEMBERS ABSENT

Debby Montero	Secretary
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SPECIAL GUESTS

Mr. George Rhyner	Crain and Associates
Mr. Robert Lopez	M&R Landscape
Mr. Tony Orlando	Eden Maintenance
Mr. Mike Hook	Ace Security

HOMEOWNERS IN ATTENDANCE

There were approximately 25 homeowners in attendance.

GUEST SPEAKERS

Robert Lopez – M&R Landscape – Mr. Lopez has put together a schedule of maintenance to allow the Board and homeowners to be better informed of what areas are being maintained each day of the week. A copy of the schedule will be included with the next newsletter. Mr. Lopez explained that if any homeowner has a maintenance issue it should be reported to Michelle at Ross Morgan and Company so that a work order can be generated.

GUEST SPEAKERS (cont.)

M&R Landscape - A homeowner stated that the area between the gate and the pool on Sorrento are maintained very well, however the areas beyond the pool are being ignored. The homeowner mentioned that she has noticed a small improvement over the past few weeks. A homeowner also stated that there is a bad rodent problem in the community. Michelle explained that the pest control company has been putting out bait stations and she will advise them that they should put additional bait stations on the slope behind this area.

Tony Orlando – Eden Maintenance – Tony informed the Board and the homeowners in attendance that his company has started servicing the area on Sundays because of the extreme heat. He has noticed an excessive amount of bottles (alcohol) in the pool area. A homeowner asked why there were no soap dispensers in the restrooms at the original pool. Tony stated that the Board had them removed because of the excessive vandalism. The homeowner also asked when the pool furniture would be replaced. Michelle stated that there are proposals pending to have the furniture re-strapped and also to purchase additional furniture.

Mike Hook – Ace Security – A homeowner stated that the guard at the back gate requested an umbrella. This seems like a reasonable request due to the extreme heat. The Board stated that they will look into getting an umbrella for the back gate. Homeowner, Mr. Berg, stated that there is a dangerous problem with vehicles that are not stopping at the stop signs within the community. He also informed Tony that the security guard who patrols the pool area does not do a sufficient job. Perhaps this guard could be better utilized patrolling the area and citing drivers that do not obey the traffic rules. The Board informed Mr. Berg that they are presently securing proposals to install security cameras at the pool areas. Mike Hook informed the Board and the homeowners that at the present time when security is on duty they do cite people that do not obey the traffic rules. The Police Department cannot cite these violations because the streets are private and at the present time the Association is not budgeted to cover 100% coverage for security. A homeowner stated that there is only one speed hump in the entire community (on Torino) that does not serve any purpose. Glen stated that the Board is aware of the traffic problems and is meeting with a company tonight to address the issue. A homeowner asked Mike to please instruct the guards at the gate to be better mannered and respectful to visitors and to offer maps of the community to properly direct them to the correct address. Michelle asked that any security violations be documented and sent to her attention. A homeowner asked if the Board would please take into consideration the possibility of allowing open house signs in the community for the day of the open houses. The Board will address this in executive session tonight and advise the homeowner of their decision.

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APPROVAL OF MINUTES

Yvette motioned to approve the executive session minutes of June 26, 2006, seconded by Shahla and passed unanimously.

TREASURER'S REPORT

Balance in Operating	\$ 53,484.80
Balance in Reserves	\$ 270,093.75
Total Cash on Hand	\$ 340,201.52

NEW BUSINESS

Michelle will be re-issuing a request to develop the Landscape Committee. The community needs volunteers to be active in the community. Robert Berg volunteered to serve on the Security Committee, Jonathan Pallin volunteered to serve on the Security Committee and Mr. Sadighi volunteered to serve on the Landscape and Pool Committees.

A homeowner suggested that the Board have more regular meetings and to have better control over the attendants. Michelle stated that the Board is presently set up to have a General meeting six (6) months a year (every other month). The months in between are scheduled for Executive session.

Pool Acid Wash – Michelle stated that the pool is scheduled to be acid washed September 11-13, 2006. A notice will be sent to all homeowners advising that the pool will be closed for three (3) days.

Notice of Completion Forms – Michelle presented the Board with all of the completion forms that she has received back from homeowners that have completed their landscaping. These will be filed in each individual lot file for future reference. Michelle recommended that a committee be formed to review the completions for accuracy. Michelle informed the Board that if they contracted with the architect to review the completion forms it would cost the association approximately \$2,500.00.

Traffic Study – The Board will meet with Crain and Associates in executive to discuss the traffic study.

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NEW BUSINESS (cont)

Delinquency Liens

Shahla motioned to lien account #00140-3240, seconded by Gigi and passed unanimously. Shahla motioned to lien account #00141-8947, seconded by Yvette and passed unanimously. Shahla motioned to lien account #00143-2169, seconded by Yvette and passed unanimously. Shahla motioned to lien account #00108-5736, seconded by Gigi and passed unanimously. Shahla motioned to lien account #00140-8313, seconded by Gigi and passed unanimously.

THE NEXT MEETING WILL BE EXECUTIVE SESSION ONLY ON AUGUST 28, 2006 AT 6:00 P.M. AT SHEPHERD OF THE HILLS CHURCH.

The Board of Directors Meeting adjourned to Hearing Meetings at 7:04 p.m.

Respectfully submitted,

Linda Bunnell
Recording Secretary