

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

November 27, 2006

CALL TO ORDER

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held November 27, 2006 at Shepherd of the Hills Church in Porter Ranch, CA. A **Quorum** was noted and the meeting was called to order at 6:04 p.m.

BOARD MEMBERS PRESENT

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

APPROVAL OF MINUTES

A motion was made, seconded and carried to approve the Minutes of the General Meeting of October 30, 2006 as presented.

HOMEOWNER DISCUSSION

The following homeowners were present:

20641 Bergamo Way, 20752 Bergamo Way, 20756 Bergamo Way, 20531 Como Lane, 20550 Pesaro Way, 11201 Ravenna Lane, 11204 Salerno Way, 11521 Sassari Lane, 11536 Sassari Lane, 11540 Sassari Lane, 11542 Venezia Way, 20709 Vercelli Way, and 20750 Vercelli Way.

Special Guest – Special Guest Mike Hook of Ace Security was present to hear security concerns.

2006 HOA Survey Results – Pat Pope presented the results of the 2006 Sorrento HOA Survey. The most common complaints by homeowners were in regards to tailgaters at the Torino gate, speeding, and the strictness of the parking rules.

Homeowners expressed the following concerns:

- An owner felt that the guards were not properly trained and that there was too much employee turnover. She also stated that the guards let many guests come through the gate without first contacting owners.

HOMEOWNER DISCUSSION (Cont.)

- An owner inquired why the Heights has such strict security when they have the same security company as Sorrento. Gigi McGregor stated that the Heights is completely built out. Michelle Atkinson stated that Heights has an extremely active security committee. Shahla Sadighi stated that the Board is currently working on installing more cameras at the gates.
- An owner asked how many responses to the homeowner's survey were received. Pat Pope remarked that only 31 responses were received from some 525 mailed out.
- An owner stated that his complaints regarding broken sprinklers were never addressed.
- An owner asked that the names and contact information of the committee chairpersons be listed in the next newsletter.
- An owner asked for a brief synopsis of the meeting minutes in each newsletter. Michelle Atkinson stated that the Board would eventually like to have a website where the minutes could be posted.
- An owner inquired about the process of communication between the committees and the Board.
- An owner stated that both of the pedestrian gates at Meadows do not lock. He has spoken to the guards and to management on many occasions regarding this issue.
- An owner inquired about installing a Plexiglas sound barrier to shield homes from the noise that will occur when Rinaldi Street goes through.
- An owner inquired when the Meadows gate would be guarded 24 hours. Michelle Atkinson stated that the Board would take this into consideration when working on the 2007 budget.
- An owner asked why the security television monitor has not been working for months. Gigi McGregor stated that Shapell would pay to install a new security camera system.
- An owner expressed frustration that residents do not keep their garbage barrels out of sight. Michelle Atkinson stated that each homeowner who is cited for a violation has to be called to a hearing before they can be fined.
- **20756 Bergamo Way** – This owner inquired about the status of his architectural application. Michelle Atkinson will contact Larry Brisley to check on the status of the plans.
- An owner inquired about the Torino Gate being closed on the egress side. Pat Pope replied that the gate would not be closed.
- An owner asked what would be built at the lower Northeast corner of Mason and Rinaldi. Debbie Montero stated that this would be commercial development.

TREASURER'S REPORT (As of October 31, 2006)

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| Total Cash Operating Accounts..... | \$28,327.68 |
| Total Cash Reserves..... | 365,240.16 |
| Total Liabilities and Owners Equity | 417,304.81 |
| Total Owners Equity | 436,232.40 |

