

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

July 30, 2007

**CALL TO ORDER**

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held July 30, 2007 at the Sorrento Pool in Porter Ranch, CA. A **Quorum** was noted and the meeting was called to order at 7:07 p.m.

**BOARD MEMBERS PRESENT**

Pat Pope, President; David Sobel, Vice President; Shahla Sadighi, Treasurer; Debby Montero, Secretary; and Gigi McGregor, Member at Large. Marinel Agbunag of Ross Morgan and Company (RMC) and Teri Samuels of Recording Secretaries, Inc. (RSI) were also present.

**SPECIAL GUEST**

**Robert of M & R Landscaping** – Robert of M & R Landscaping was present. He explained that M&R does not maintain all of the areas within Porter Ranch.

**HOMEOWNER DISCUSSION**

Homeowners expressed the following concerns:

- A lot of water is being wasted due to improperly aimed sprinklers.
- There are broken pipes on Mason.
- There is over-watering and runoff on the island on Mason.
- A homeowner asked if Robert could put a map of M&R maintained areas on the Sorrento website. Gigi McGregor asked owners to call Marinel Agbunag and she can refer all landscaping problems to the proper people.
- The trees on Sorrento Lane need trimming. The shrubbery is covering up the Sorrento entry sign.
- Water is coming out of the retaining block wall on Torino Way (heading out the gate on the right hand side) and leaving white stains. An owner asked that the holes be plugged to prevent the staining.
- An owner stated that the watering is very uneven. Robert explained that new plants and old plants are watered at different levels and that new groundcover takes time to fill in.
- Robert stated that M&R checks the irrigation system once a month. Owners should report irrigation problems to Marinel Agbunag.
- Glen Blazer asked if M&R picks up trash in the common areas. Robert replied that M&R's main priority is grounds maintenance, not picking up trash.
- There is not enough shade at the pool. An owner asked if umbrellas or screens could be purchased.
- An owner asked about designating guest parking on cul-de-sacs on Como Lane, Venezia and Sassari so residents do not park there.

## **TREASURER'S REPORT** (As of June 30, 2007)

Total Cash Operating Accounts .....	<b>\$33,230.60</b>
Total Accounts Receivable .....	<b>36,926.87</b>
Total Cash Reserves .....	<b>410,822.28</b>
Total Current Liabilities .....	<b>32,426.80</b>
Total Liabilities and Owners Equity .....	<b>480,979.75</b>

## **DELINQUENCIES**

The Board reviewed the delinquency report.

### **Liens**

**Authorization to Lien #108-5752** – A motion was made, seconded and carried to approve a resolution to lien this account.

**Authorization to Lien # 141-8947** – A motion was made, seconded and carried to file a resolution to lien account this account.

**Authorization to Lien # 146-4030** – A motion was made, seconded and carried to file a resolution to lien account this account.

**Authorization to Lien # 147-6743** – A motion was made, seconded and carried to file a resolution to lien account this account.

**Authorization to Lien # 148-0713** – A motion was made, seconded and carried to file a resolution to lien account this account.

## **OLD BUSINESS**

**Email Correspondence, Work Order Log, Architectural Log** – The Board reviewed these items.

**Updated List of Small Strips of Land Adjacent to Fences** – Included in the Board packet was an updated list of who was responsible for each small strip of land adjacent to fences.

## **COMMITTEE REPORTS**

**Architecture - David Sobel** – The Landscape Committee met last week and reviewed 15 sets of plans; two (2) were denied approval by the landscape architect.

**Hospitality (Melissa Centeno, Chairperson)** – There will be a luau on September 9<sup>th</sup> at the Meadows Pool (hamburgers and hotdogs will be supplied, but potluck food is welcome).

**Landscape - David Sobel** – S&S recently turned over some back slopes to M&R. The Landscape Committee walked the slopes to check their condition before they were turned over.

**Finance** – An introductory meeting and election were conducted. Mark Bratman and Victor Florian are Committee Members. They will be examining the state of the reserve funds.

**Pool** – The “No-Smoking” signs need to be larger. The Committee also discussed the addition of life-saving rings and installing a phone at the pool to call down to the guardhouse. The pool rules should be distributed to all owners, as some people are not aware of them. An owner asked why the Sorrento pool did not have a barbeque. Shahla Sadighi stated that having a gas barbeque is a liability because it could be left on, and wind could cause fire to spread.

**Rules – Mark Bratman** – The Committee has found conflicts between the rules and the CC&Rs. Mr. Bratman is working on revising the rules to match the CC&Rs.

**Website (Pat Pope, Chairperson)** – Owners can contact Pat Pope if they wish to help out with the Sorrento website. Pat would like to address the Asian residents in the community. He would also like all of the Committees to contribute to the website.

**COMMITTEE REPORTS (Continued)**

**Security (Bob Berg, Chairperson)** – Major concerns of the Committee are the lower gate, speeding and not stopping at stop signs. The Sorrento and Meadows gates have had double arms installed. The Board is considering having key fobs to control community access. About 70% of resident vehicles are not registered with Management/Security. Without this information, the security guards cannot issue parking violations to the correct people.

**Discussion of Entry System Plan** – Pat Pope proposed the expenditure of up to \$100,000 from reserves to pay for key fobs, gate arm installation and camera monitoring at the Torino exit. Shapell will reimburse the Association for the gate arms.

Neil Estrin of the Security Committee stated that the Board is considering a proposal for entry system improvements. These improvements will help to prevent non-resident vehicles from following resident vehicles through the Torino Gate. The improvements include the installation of entry system cameras at the Torino Gate and the repair of non-working cameras.

The Security Committee has evaluated three proposals and selected one from Emergency Detection Systems. The Rinaldi Gate will be rewired to replace substandard wiring. There will be trenching and installation of a conduit to supply the correct power and cable sources. There will be license plate camera installation. The two existing cameras will have their wiring replaced and they will be low light cameras. The telephone access box will be upgraded to a new DoorKing system. The key fobs will only open the gate from outside the gate. Once inside the gate, residents cannot use the fob to open the gate for vehicles following behind. Visitor placards will be issued to non-residents and model placards will be issued to those visiting the models.

The Security Committee is not in favor of spike strips, but prefers to use gate arms to control traffic. The Board has discussed how many fobs will be issued to each owner. They are proposing issuing one or two fobs per household, with owners paying for each additional fob as needed. Neil Estrin stated that the HOA dues would likely be increased in the future to replenish the reserve funds that would be used for the entry system improvements.

**ADJOURNMENT** - The General Meeting was adjourned at 9:07 p.m.

**NEXT MEETING** – Monday, August 27, 2007

Submitted by: Teri Samuels, Recording Secretary

Approved by:

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Debby Montero, Secretary \_\_\_\_\_ Date \_\_\_\_\_  
**Sorrento Homeowners Association**  
**End of File.**