

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

October 28, 2008

**CALL TO ORDER**

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held October 28, 2008 at the at Sierra Canyon High School in Chatsworth, CA. A **Quorum** was noted and the meeting was called to order at 6:02 p.m.

**BOARD MEMBERS PRESENT**

Pat Pope, President; David Sobel, Vice President; Greg Norris, Treasurer; Melissa Centeno, Secretary; and Philip Minton, Member at Large. Marinel Agbunag of Ross Morgan and Company (RMC) and Teri Samuels of Recording Secretaries, Inc. (RSI) were also present.

**APPROVAL OF MINUTES**

Pat Pope moved to approve the Minutes of the General Meeting of September 23, 2008 as presented. Philip Minton seconded the motion, which carried. Pat Pope moved to approve the Minutes of the Executive Meetings of September 23, 2008 and October 21, 2008 as presented. Philip Minton seconded the motion, which carried.

**TREASURER'S REPORT (As of September 30, 2008)**

Total Cash Operating Accounts.....	<b>\$34,093.61</b>
Total Accounts Receivable.....	<b>88,284.27</b>
Total Cash Reserves.....	<b>512,464.34</b>
Total Current Liabilities.....	<b>89,183.97</b>
Total Liabilities and Owners Equity .....	<b>634,842.22</b>

**OLD BUSINESS**

**Presentation of RM's work order and issue resolution system** – In response to a homeowner query, Marinel Agbunag stated that she forwards requests from the Board and homeowners to the appropriate vendors. She files work orders as documentation. Vendors notify her when the work is completed.

**Presentation of the HOA Board best business practices guidelines – Motion:** Philip Minton moved that the Board adopt proposal one of his list of guidelines and operational definitions of key terms associated with business procurement practices. The motion was not seconded and did not pass. Pat Pope noted that the law did not provide for "urgent actions." Mr. Minton asked to strike statement two, regarding urgent actions, from proposal one. Mr. Minton modified proposal three to include a competitive threshold limit of \$2,000, and also to include all annual bids. Proposal three was tabled. Mr. Minton will rewrite the proposals based on tonight's discussion.

**Presentation of plant additions for areas currently identified as barren, dead, or otherwise missing planting material/ground cover** – Tabled.

## **NEW BUSINESS**

**Presentation of Security budget request of \$8,000 for the 2009 budget to provide offset funding for installing a mobile surveillance system** – David Sobel will discuss this request with the Security Committee.

**Presentation to provide funding for distressed property clean-up/maintenance for the next eight (8) months** – Phillip Minton has requested \$1,000 to maintain the landscaping at distressed properties over the next eight months. Melissa Centeno suggested forming a group of volunteer homeowners to help maintain these properties at no expense. Philip Minton will work with Pat Pope to organize volunteers and make a list of distressed properties.

**A modification to the current street sweeping contract** – The current service contract is for \$450 monthly with two service visits per month. Marinel Agbunag will find out the charge to have a call-out visit only from the current vendor. Marinel informed the vendor that the Board was not happy with their service, and the vendor promised to check on his employees.

**Report on Board actions during the Como Lane and Sesnon Fire Incidents** – The Board discussed evacuation coordination issues during the Sesnon fire.

**Request for funding for plaques for Fire Stations 8 and 28, Fire Air Support, and LAPD Devonshire Division as a thank you for their help during the Sesnon Fire, Expense to be verified with Renaissance** – **Motion:** Melissa Centeno made a motion to purchase a \$500 Ralphs grocery store gift certificate and plaques for \$100-\$150, with costs not to exceed \$700. Pat Pope seconded the motion, which passed with four in favor, Philip Minton opposed.

**Continuing discussion of the 2009 Budget** – The Board reviewed and discussed the budget.

## **DELINQUENCIES**

**Liens** - In accordance with California Civil Code §1367.1(c)(2): a motion was made by David Sobel, seconded by Pat Pope and unanimously carried to approve recording a lien on the properties identified below in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.

**Account No. 143-9926**

**Account No. 141-1944**

**Account No. 108-7912**

**Account No. 145-2550**

**Account No. 148-0713**

**Authorization to Lien and Publish Notice of Trustee's Sale** – In accordance with California Civil Code §1367.1(c)(2): a motion was made by David Sobel, seconded by Pat Pope and unanimously carried to approve recording a lien and publishing a notice of trustee's sale on the property identified as **TS# E08-09019** in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code.

