

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

March 17, 2009

CALL TO ORDER

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held March 17, 2009 at the Sierra Canyon High School in Chatsworth, CA. A **Quorum** was noted and the meeting was called to order at 6:47 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 Lisa Holtke of Recording Secretaries, Inc. (RSI) were also present.

APPROVAL OF MINUTES

Pat Pope moved to approve the Minutes of the General Meeting of February 17, 2009 as presented. Norris seconded the motion, which carried. Centeno abstained. Minton opposed.

Phillip Minton moved that Management attach, to the current minutes, exhibits submitted by him during the January, February and March 2009 meetings. Pope seconded the motion, which carried.

TREASURER'S REPORT (February 28, 2009)

Operating	\$11,181.76
Reserves	\$17,847.56
Delinquent Account Balance	\$112,555.86

The Treasurer will clarify line item 62405.

ITEMS FOR DISCUSSION – Melissa Centeno

Election Rules – Melissa Centeno moved that the Board vote *via* electronic-mail to approve distribution of September 18, 2006 legislative amendments to election rules for adoption in the manner prescribed by counsel. Pope seconded the motion, which carried unanimously.

Meadows large pool and Sorrento large pool and Jacuzzi – Melissa Centeno explained that upon further investigation the large pools and one Jacuzzi (Sorrento) can comply with pool drain anti-entrapment laws by hiring a certified scuba diving vendor. She has obtained bids and will distribute them to the Board.

ITEMS FOR DISCUSSION – Melissa Centeno (Cont.)

Meadows baby pool and Jacuzzi – The Meadows baby pool and Jacuzzi must be retrofitted, as previously contemplated, to comply with pool drain anti-entrapment laws. A separate vendor's bid has been obtained for the work and Centeno will distribute it to the Board.

ITEMS FOR DISCUSSION – David Sobel

Reserve wire transfer on the fifth of each month – David Sobel moved that RMC fully fund the Reserve via wire transfer by the fifth of each month. The motion did not receive a second, and failed.

Greg Norris moved that Reserve wire transfers on the fifth of each month revert to the Finance Committee for advice and recommendation. Centeno seconded the motion, which carried with Sobel opposed.

Prioritization of requests for RMC data – Withdrawn.

ITEMS FOR DISCUSSION – Pat Pope:

Recall certification – Tabled.

SPECIAL GUEST SPEAKERS

The LAPD guest speaker scheduled for this meeting was unable to attend and the Board will invite the guest speaker to attend a future meeting. A DWP representative will be a guest speaker at the next meeting.

PRESIDENT'S REPORT

- **Resident complaints** – The President encourages homeowners and their tenants to contact Management, Security and/or the Board regarding concerns or complaints that they may have.
- **Absence** – Pat Pope may be unable to attend an upcoming meeting and Sobel will run that meeting.

COMMITTEE REPORTS

Architecture/Landscape (David Sobel, Chairperson) – Sorrento parkway tree replacement will take place over the next three weeks with M&R absorbing 50% of the cost of replacing the ten trees. Common area water use reductions are in effect and being monitored. The Vercelli slope is included in the monitoring and will be given particular attention during the coming month. Brown's Canyon is also included in the monitoring. Future goals include substituting low maintenance shrubs where annuals have previously been used to color landscape.

COMMITTEE REPORTS (Cont.)

- **Finance (Greg Norris, Chairperson)** – 2008 bad-debt write-offs and journal entry adjustments are priorities. Once first quarter 2009 financials are available, the Finance Committee will meet to compare results to budget. The Finance Committee encourages all homeowners to attend their meeting and participate in the review. Prior year bad debt collection expenses and recovery were approximately equal. Norris will report first quarter 2009 debt collection expense and recovery ratios during the next General Meeting.
- **Hospitality (Melissa Centeno, Chairperson)** – The Spring Fling Easter Egg Hunt and Potluck will take place at the Sorrento Pool on April 11, 2009 at 10:30 a.m. The Easter Bunny is expected to make an appearance. Homeowners are encouraged to contribute eggs or other items to support the event. Hospitality currently includes a Mom's Club, a Book Club and Boot Camp Club.
- **Pool** – Meadows lawn furniture refurbishing begins tomorrow and should be completed within two weeks. The gas barbeque at the Meadows has been disconnected. The lighting timer at Sorrento will be adjusted to match that of the Meadows.
- **Elections** – Elections will be held in June and two board positions are available. Al Cohen will arbitrate the election and homeowners are encouraged to participate.
- **Website and Newsletter (Melissa Centeno, Chairperson)** – The upcoming election and rules will be featured on the website and in the newsletter.
- **Rules (Pat Pope, Chairperson)** – The Rules Committee will address election rules.
- **Security (Pat Pope, Chairperson)** – The Security Committee meets on the fourth Monday of each month at Pope's home. Bill Wallace of Centurion Security reports that no burglaries or break-ins have been reported during the first quarter of 2009. The current priority is the Meadow gate and security. The Committee is considering security, cost and homeowner preferences associated with maintaining the existing manned guard station or closing the gates from 10:00 p.m. – 6:00 a.m. and utilizing a mobile security patrol that would be shared by two other associations.

HOMEOWNER'S FORUM

Homeowners expressed the following concerns:

- Mr. Florian – Questioned a monthly fee and the Board explained it pays for gate and security repair and maintenance. In an effort to reduce ongoing maintenance and repair costs, the vendor agreed bill a flat monthly rate rather than on an hourly basis.
- Mr. Florian – Asked about security patrol fees and was informed that they are for night patrol.
- Mr. Florian – Asked about attorney fees and was informed that the Board has reason to rely on counsel and referred to the current election amendment rule as an example.
- Mr. Florian – Asked about debt collection expenses and recovery rates and was informed that they were approximately equal in 2008 and first quarter 2009 numbers will be available next month.

