

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

June 23, 2009

CALL TO ORDER

The following are the Minutes of the General Meeting of the Board of Directors of the **Sorrento Homeowners Association** held June 23, 2009 at 20512 Sorrento Lane, Porter Ranch, CA. A **Quorum** was noted and the meeting was called to order at 7:00 p.m.

BOARD MEMBERS PRESENT

Pat Pope, President; David Sobel, Vice President; Greg Norris, Treasurer; Philip Minton, Member at Large and Melissa Centeno, Secretary.

OTHERS PRESENT

Marinel Agbunag of Ross Morgan and Company (RMC) and Lisa Holtke of Recording Secretaries, Inc. (RSI) were also present.

EXPLANATION OF CURRENT BOARD STATUS & HOA MANAGEMENT UNTIL A NEW BOARD IS SEATED

Pat Pope explained that the existing Board will serve in a caretaking capacity addressing security, repairs and general matters. Ross Morgan and Company (RMC) will continue to manage the Association. The current Board will defer policy changes and new programs to the new Board, once seated, following the upcoming Annual Election.

APPROVAL OF MINUTES

Melissa Centeno moved to approve the Minutes of the General Meeting of May 19, 2009, provided "*with reduced hours of operation at the Meadows gate*" is added to the end of the paragraph titled 'Meadow gate security service changes' under Phillip Minton's Items for Discussion (page four). Greg Norris seconded the motion, which carried unanimously.

TREASURER'S REPORT (May 31, 2009)

Operating	\$29,347.88
Reserves	\$571,845.22
Delinquent Account Balance ...	\$118,928.06

DELINQUENCIES

Liens - In accordance with California Civil Code §1367.1(c)(2): a motion was made by David Sobel and seconded by Greg Norris, 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. 140-6878

Account No. 146-7639

Account No. 149-5106

DELINQUENCIES (Cont.)

Account No. 149-5119
Account No. 105-1210
Account No. 105-1346
Account No. 108-5752
Account No. 145-1975
Account No. 145-2563
Account No. 105-1249
Account No. 105-2662

ELECTION COMMITTEE REPORT – Melissa Centeno

The Annual Election has been postponed due to irregularities/improprieties alleged during the initial round of voting. New ballots will be distributed to homeowners, with accompanying return voting envelopes and clear instructions regarding ballot handling. The Annual Election will take place approximately thirty days from the date that the new materials are sent to homeowners. There is some cost associated with this undertaking, but based on irregularities and improprieties, as alleged, postponing and distributing new voting materials appears to be fair, practical, in the best interest of the homeowners and fairness and safeguards the integrity of the Annual Election voting process.

Melissa Centeno reviewed events, communications, investigations and reports that gave rise to concerns regarding ballots and voting envelopes during the initial Annual Election. She expressed concern about HOA Board credibility and disappointment in the candidates who continue to not tell the whole truth and the HOA Board member who should be held accountable. Melissa stated she felt the homeowners deserve a better explanation as to why the election needs to be postponed and re-run.

Melissa explained further how herself and Al Cohen, Inspector of Elections, discovered homeowners who possibly had improperly handled ballots or soliciting of votes and ballots by HOA Board Member, Phillip Minton and two candidates for election AJ Silvia and Victor Florian.

Melissa gave examples of streets of the homeowners who identified AJ Silvia, Victor Florian, and Phillip Minton. Security camera video footage was viewed showing HOA Board Member Phillip Minton dropping off multiple ballots in lock-boxes at the Sorrento Guard House.

The Election Committee endeavored to make clear that homeowners must “vote their ballot” which includes depositing their ballot in the return envelope, signing and sealing their own envelope and personally mailing or hand carrying their vote to the Annual Election Meeting.

Al Cohen, Inspector of Elections, explained that voting envelopes received during the initial round have not been opened and the ballots have not been read. Voting envelopes and ballots received during the initial Annual Election voting process will be stored securely (e.g. lock box) for a period of one year following the final Annual Election.

Melissa Centeno explained the Board's reasoning: postponing the election and distributing new ballots and return voting envelopes - along with additional clarifications regarding the voting process - offers a fair, efficient and timely means to overcome irregularities and improprieties alleged during the initial voting process.

CANDIDATE FORUM

In light of the postponement, five homeowners that are candidates for the Annual Election were offered five minutes to speak to homeowners in attendance and the general audience was given five minutes to address questions to each candidate following their speech.

- **Mary Angelina Cooley-Lopez**
- **Victor Florian**
- **Dominic Little** – Submitted written resignation as a candidate in lieu of speaking and entertaining questions.
- **David Sobel**
- **A.J. Silvia** – Not present at the meeting, the candidate did not speak or address questions during the forum.

HOMEOWNERS FORUM

Homeowners were offered a forum, following the candidate forum, to pose questions, have their concerns addressed and comment on the postponement of the Annual Election.

ADJOURNMENT

The General Meeting was adjourned at 8:35 p.m.

NEXT MEETING

To be calendared. The meeting will take place at the Sorrento Pool in Porter Ranch, CA.

Submitted by: Lisa Holtke, Recording Secretary (RSI)

Approved by:

Melissa Centeno, Secretary _____ Date
Sorrento Homeowners Association
End of File.