

**ALISO HOMEOWNERS ASSOCIATION
GENERAL SESSION AGENDA
August 12, 2009 – 7:00 P.M.
12458 Longacre Avenue “Lot 9”
Granada Hills, CA**

I. CALL TO ORDER BY PRESIDING OFFICER

- A. Establish a quorum

II. EXECUTIVE SESSION RECAP

III. APPROVAL OF MINUTES

- A. General session minutes: July 8, 2009 **Pages 4 - 6**

IV. EXECUTIVE SESSION RECAP

**V. APPOINTMENT OF NEW BOARD MEMBER and
ASSIGNMENT OF BOARD POSITIONS**

VI. OWNER INPUT ON AGENDA ITEMS

Please fill out a speaker form to address the Board regarding any item that appears on this agenda (three minutes per Member)

VII. FINANCIAL STATEMENTS Pages 7 - 26

- A. Approval of July 2009 Financial Statement (*if available*)

VIII. FORECLOSURE ITEMS

Under California Civil Code, the foreclosure items approved in Executive session must also be noted and recorded in Open session. Should the Board approve, all pertinent files will be turned over to attorney for the Association.

IX. APPROVAL FOR FILING LIENS

None

X. DELINQUENCIES Pages 102 -118

- A. Account #48906-2-032-1: **\$4,061.00**
- B. Account #48906-1-025-1: **\$3,845.50**
- C. Account #48906-1-043-1: **\$1,009.00**

XI. OLD BUSINESS

- A. Common area maps from Developer (KHov) to HOA update
- B. Brush clearance update
- C. Billing statement messages

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XII. NEW BUSINESS

- A. Approval of new Architectural Application form **Pages 28 - 33**
- B. Oak Trees in the common area **Page 151**
- C. Reserve study **Page 34**
- D. Operating Budget for 2010 **Pages 35 - 54**
- E. Association Newsletter articles, ideas and submissions
- F. How do we handle dog barking complaints?
- G. Bond Releases:
 - 1. Bond #72BSBDY5702 DRE Start-up Funds; Tract 48906, Ph 4 - **\$3,500.00**
 - 2. Bond #72BSBEB5848 DRE Start-up Funds; Tract 48906, Ph 5 - **\$3,000.00**
 - 3. Bond #72BSBEB5850 DRE Assessment; Lots 23-27, Tract 48906, Ph 3 - **\$7,074.00**
 - 4. Bond #72BSBEB5851; Lot 22, Tract 48906, Ph 4 - **\$7,455.00**
 - 5. Bond #72BSBEB5852; Lots 40 & 45, Ph 5 - **\$7,056.00**

XIII. COMMITTEE REPORTS

- A. Landscape Committee **Pages 150**
- B. Architectural Committee
- C. Community Issues Committee
- D. Assignment for open positions

XIV. OWNER FORUM / PUBLIC COMMENT

Please fill out a speaker form to address the Board (three minutes per Member)

A Board member may respond, ask for clarification and/or give facts, comment, resources and instruction to the property manager to report back at a subsequent meeting on the matter, place the item on a future agenda or direct the property manager to take administrative tasks to accomplish the foregoing. NO action on member's comment(s) may be taken except when it falls within the emergency situation exception.

XV. SCHEDULE MEETING(S)

The Board of Directors meets on the second Wednesday of each month, pursuant to California Civil Code. The location of the meeting will be posted at our mailboxes in the encased bulletin board.

The Landscape Committee meets on the second Tuesday of each month, meeting in front of 12458 Longacre Ave

The Architectural Committee meets when an Architectural Application has been submitted by a Member.

XVI. ADJOURNMENT OF OPEN SESSION