

ALISO HOMEOWNERS ASSOCIATION
GENERAL SESSION AGENDA
September 9, 2009 – 7:00pm
12380 Longacre Avenue “Lot 15”
Granada Hills, CA 91344

I. CALL TO ORDER BY PRESIDING OFFICER

- A. Establish a quorum

II. APPROVAL OF MINUTES

- A. General Session minutes: August 12, 2009

III. EXECUTIVE SESSION RECAP

IV. 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)

V. BOND RELEASES

- A. Bond #72BSBDY5702; DRE Start-up Funds; Tract 48906, Ph 4 - \$3,500.00
B. Bond #72BSBEB5848; DRE Start-up Funds; Tract 48906, Ph 5 - \$3,000.00
C. Bond #72BSBEB5850; DRE Assessment; Lots 23-27, Tract 48906, Ph 3 - \$7,074.00
D. Bond #72BSBEB5851; DRE Assessment Bond Lot 22, Tract 48906, Parcels 1-4 of LLA 04-3328135 and Parcels 1-2 of LLA 04-3328125, Ph 4 - \$7,455.00
E. Bond #72BSBEB5852; DRE Assessment Bond, Lots 40 & 45, Parcels 1-4 of LLA04-3328121, Ph 5 - \$7,056.00
F. Bond #72BSBDJ7209; DRE Start-up Bond, Lots 12-15 & 23-27 of Tract 48906, Phase 3 - \$4, 500.00
G. Bond #72BSBDJ220; DRE Start-up Bond, Lots 40, 44-45 of Tract 48096, Phase 5 - \$1, 500.00
H. Bond #72BSBDJ221; DRE Start-up Bond, Lots 6-22 of Tract 48096, Phase 4 - \$3,500.00
I. Bond #72BSBDJ222; DRE Start-up Bond, Lots 41, 42, 43 of Tract 48906, Model Phase - \$1,500.00

VI. FINANCIAL STATEMENTS

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

VII. FORECLOSURE ITEMS: None

Under applicable California Civil Code, the foreclosure items approved in Executive Session must also be noted and recorded in General Session. Should the Board approve, all pertinent files will be turned over to the Association's legal counsel.

VIII. APPROVAL FOR FILING LIENS

None

IX. DELINQUENCIES

- A. Account #48906-2-032-1: \$3,821.00
B. Account #48906-3-025-1: \$3,495.00
C. Account #48906-1-037-2: \$2,647.64
D. Account #48906-1-002-2: \$2,216.85
E. Account #48906-5-043-1: \$1,215.00

MOTION: “That all Members who owe more than \$784.00 to the Association, and any Members who owe a balance more than 120 days old, shall have their voting rights automatically suspended until such time as their account shows a zero balance.”

MOTION: “That any Member who owes more than \$3,528.00, or more than 17 months of assessments to the Association, have the legal name(s) and address included next to such Member's account number on the General Session agenda under Delinquencies.”

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Page 2 of 2

X. OLD BUSINESS

- A. Common area update from Developer (KHov) to HOA
- B. Brush clearance update
- C. Discussion of Reserve Study bids
- D. Discussion of next fiscal year's Operating Budget
- E. Billing statement messages
- F. Association Newsletter articles, ideas, and submissions

XI. NEW BUSINESS

- A. Mailbox Vandalism: replacement of mailbox stack; consideration of security patrols
- B. Architectural Application requirements per our CC&Rs, Section 5.17(a)
- C. Aliso Canyon Storage Facility Project meeting on Sept 10th in Newhall
- D. GHNNC Safety Committee meeting on Sept 16th in Granada Hills

XII. COMMITTEE REPORTS

- A. Landscape Committee
- B. Architectural Committee
- C. Social Committee
- D. Community Issues Committee
- E. Assignment for open positions

XIII. 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 any member's comment may be taken except when it is an emergency situation.

XIV. SCHEDULE MEETING(S)

- The Board of Directors meets on the second Wednesday of each month. The location of all meetings will be posted at our mailboxes on the bulletin board.
- The Landscape Committee meets on the **second Tuesday of each month**, in front of **12458 Longacre Ave** at **4:00pm**. Eric Rosenberg is the Chair.
- The Architectural Committee meets when an Architectural Application has been submitted by a Member. Bobbi West and Eric Rosenberg are the Co-Chairs.
- The Social Committee has not yet determined a standing meeting date for its meetings. Bobbi West and Robin Harman are the Co-Chairs.
- The Community Issues Committee has not yet determined a standing meeting date for its meetings, nor does it have any members or a Chair at this time.

XV. ADJOURNMENT