

**ALISO HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION AGENDA**

*October 7, 2009 – 6:00pm
12468 Longacre Avenue “Lot 8”
Granada Hills, CA 91344*

I. CALL TO ORDER BY PRESIDING OFFICER

- A. Establish a quorum.

II. APPROVAL OF MINUTES

- A. Executive Session minutes: September 9, 2009.

III. REVIEW POTENTIAL LITIGATION

IV. HOMEOWNER DISCIPLINE/HEARINGS

- A. Hearing for 48906-3-025-1 (Kator) at 6:10pm. [P.M. to show proof of notice’s delivery]
- B. Discuss failure to call Chris Ho to a hearing despite request made to P.M. on Sept 22.
- C. Board Activity Log.
 - 1. Determine if we approved Arch Apps for Lots 3 (side yard) and 25 (entire yard).
- D. Enforcement letters for Board to review before mailing.
- E. Discuss refinements to standard procedures for delinquent accounts, including review of form letters sent at each stage (including the one Quiroz brought to the Sept. meeting).

V. DELINQUENCIES/COLLECTION REPORT

- A. Review Aging Report.
- B. Update on why Victor Quiroz’s payment took so long for Euclid to receive & process.
- C. Update on collections agency fee structure and what we pay if nothing is collected.

VI. FORECLOSURE / RECOVERY PLAN ON DELINQUENT ASSESSMENTS

- A. Consider small claims action on Account #48906-3-025-1 (Kator).
- B. Consider small claims action on Account #48906-2-032-1 (Ho).
- C. Consider small claims action on Account #48906-1-037-2 (Citibank/Reyes/Jimenez).
- D. Consider small claims action on Account #48906-1-002-2 (Washington Mutual/Jureidini).

VII. PERSONNEL MATTERS

- A. Violation letter sent to account #48906-1-002-2 (Washington Mutual) for dying grass.
- B. Complaint from #48906-1-034-1 (Dorgalli) regarding landscaping installed by 48906-2-031-1 (Gallivan).
- C. Approve new “receipt of Architectural Application” acknowledgement letter.

VIII. THIRD-PARTY CONTRACTS

- A. Bids for nightly neighborhood security patrols – Maxwell; Security Specialists.
- B. Determine which contractors maintain which community areas.
- C. Review all contracts and engagement letters with third-parties, including Euclid Mgmt; Landscape Development, Inc.; LaBarre/Oksnee Insurance; Rapkin Gitlin & Beaumont; and all other entities with which the Aliso HOA has written agreements for services.
- D. Determine which vendors that currently provide services to K. Hovnanian in the Aliso community will require new contracts with the HOA upon final turnover, including the company currently maintaining the slopes behind homes on Longacre Ave.

IX. ADJOURNMENT TO GENERAL SESSION