

**ALISO HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION AGENDA**

*November 11, 2009 – 6:00pm  
12458 Longacre Avenue “Lot 9”  
Granada Hills, CA 91344*

**I. CALL TO ORDER BY PRESIDING OFFICER**

- A. Establish a quorum.

**II. APPROVAL OF MINUTES**

- A. Executive Session minutes: October 7, 2009.

**III. REVIEW POTENTIAL LITIGATION**

**IV. HOMEOWNER DISCIPLINE/HEARINGS**

- A. Enforcement letters for Board to review before mailing.
- B. 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. Consider incentives to homeowners for signing up for automatic payment of assessments.

**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).

**VII. PERSONNEL MATTERS**

- A. Update on resolution of complaints received from #48906-1-034-1 (Dorgalli).
- B. Discuss confidentiality of Association correspondence between Directors.

**VIII. THIRD-PARTY CONTRACTS**

- A. Approve payment to landscape architect Mike Holmes of LandArch who attended the final turnover walk-through as an advocate on our behalf.
- B. Review contract with Landscape Development, Inc. and determine why the Association is paying for a portion of the common area maintenance when no resolution had ever been passed by any previous Board to accept the turnover of that area.
- C. Clarify reimbursement policy for homeowners hosting an Aliso HOA meeting.
- D. Bids for nightly neighborhood security patrols – Maxwell; Security Specialists.
  - 1. Discuss the concerns expressed by several homeowners about non-residents coming into our neighborhood soliciting for various causes, sometimes getting belligerent in the process.

**IX. ADJOURNMENT TO GENERAL SESSION**