

**ALISO HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION AGENDA**

*December 9, 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: November 11, 2009.

**III. REVIEW POTENTIAL LITIGATION**

**IV. DELINQUENCIES/COLLECTION REPORT**

- A. Review Aging Report.
- 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. 2009 meeting).

**V. HOMEOWNER DISCIPLINE/HEARINGS**

- A. Account #48906-3-025-1 (Kator) – scheduled for 6:15pm disciplinary hearing.
- B. Account #48906-2-032-1 (Ho) – scheduled for 6:35pm disciplinary hearing.
- C. Enforcement letters for Board to review before mailing.

**VI. FORECLOSURE / RECOVERY PLAN ON DELINQUENT ASSESSMENTS**

- A. Consider small claims action on Account #48906-3-025-1 (Kator) - **\$4,309.00** delinquent.
- B. Consider small claims action on Account #48906-2-032-1 (Ho) - **\$4,455.00** delinquent.

**VII. PERSONNEL MATTERS**

- A. Update on resolution of complaints received from #48906-1-034-1 (Dorgalli).
- B. Discuss how the Board would like a Member to be "billed" after he/she enrolls in automatic payments.

**VIII. THIRD-PARTY CONTRACTS**

- A. Review contract with Landscape Development, Inc., and consider new bids from Stay Green, Inc. and Gothic Grounds Management, Inc.
- B. Review watering schedule and consider whether to ask maintenance company to increase watering.
- C. If necessary, consider bids for nightly neighborhood security patrols – Maxwell; Security Specialists.

**IX. ADJOURNMENT TO GENERAL SESSION**