

**ALISO HOMEOWNERS ASSOCIATION  
GENERAL SESSION AGENDA**

*January 13, 2010 – 7:00pm  
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. General Session minutes: December 9, 2009
- B. Emergency Meeting General Session minutes: December 14, 2009
- C. All other past General Session minutes since 2007, reformatted to look consistent.

**III. PRESIDENT’S REPORT / EXECUTIVE SESSION RECAP**

**IV. OWNER FORUM / PUBLIC COMMENT**

Please fill out a speaker form to address the Board. (If speaking to an issue on the agenda, please indicate such on the form so you can be recognized at the appropriate time.)

*The Board may not take any action on comments that do not reference an agenda item, except in the event of an emergency situation. However, any Board member may ask for clarification, give facts, comment, agree to place the issue on a future agenda, instruct the Property Manager (“P.M.”) to report back at a subsequent meeting on the matter, or direct the P.M. to resolve the concern administratively.*

**V. TREASURER’S REPORT**

- A. Delinquencies
  - 1. Nine homeowners owe a total of \$12,745.00 in back assessments.
- B. Foreclosure Items
  - 1. 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.*
- C. Approval for Filing Liens
  - 1. None
- D. Discussion and approval of current Financial Statement.
- E. Status of the Board’s directive “*That the P.M. present options to the Board for investing the Association’s bank account balance at the best rate available with no fees or load*” as requested on December 9, 2009.
- F. Status of the Board’s directive “*That, with the next assessments statement and at no cost to the Association, the P.M. send to Members the actual approved Fiscal Year 2010 Budget as approved by the Board*” as requested on December 9, 2009.

**VI. VICE-PRESIDENT’S REPORT**

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**VII. SECRETARY’S REPORT**

**VIII. MANAGEMENT COMPANY REPORT**

- A. Status of Board’s directive *“That the P.M. consult with Offsite Productions regarding the best way for Members to obtain additional copies of their mailbox keys.”*

**IX. OLD BUSINESS**

- A. Brush clearance, common area, and turnover update from Declarant (K. Hovnanian).
1. Has P.M. received from Declarant *“the final City-approved landscaping plans that tie out to the DRE phases and show the respective maintenance requirements, and include a set of colored and laminated plans that show controller locations, valves, and irrigation locations”* as requested by the Board since April 2009?
  2. Has P.M. received from Declarant *“an updated color map that accurately shows the Restoration, Fuel Mod, CDFG Jurisdiction, and Onsite Mitigation areas; whose responsibility it is to maintain each area, and for how long”* as requested by the Board on November 11, 2009 via e-mail?
  3. Has the P.M. received from Declarant *“colored copies of the landscape plans and any maintenance agreements for the perimeter areas that require fuel modification maintenance, equestrian trail maintenance, and habitat restoration; that have the quantities and square footages displayed for reference; and if the HOA is responsible for maintenance to restore the habitat to its original state, a copy of the Conditional Agreement along with a schedule of work and contractor information”* as requested by the Board since April 2009?
  4. Has the P.M. received from Declarant *“a copy of the recorded final map with plotted easements and right of ways”* as requested by the Board since April 2009?
  5. Has the P.M. received from Declarant *“a final map for easy reference to rights of way, easements, and boundaries”* as requested by the Board since April 2009?
  6. Has the P.M. received from Jim Norum any update regarding *whether LDI and/or Nature’s Image completed the brush clearance, as promised on August 12, 2009?*
  7. Has the P.M. received from Jim Norum *“the brush clearance specifications”* as requested by the Board on August 12, 2009?
  8. Has the P.M. received from Jim Norum a *“follow-up on the staking of the rear property lines for the purpose of brush clearance within the community”* as promised on August 12, 2009?
  9. Has the P.M. determined if *“a Resolution to Accept was submitted for the off-site area located at the end of Longacre Avenue near the secondary private access”* as requested by Jim Norum (in his capacity as Declarant rep) on August 12, 2009?
  10. Status of the October 7, 2009 Board directive that *“The P.M. follow-up with Declarant and the DWP regarding (i) payment of the delinquent water bill sent to 12380½ Longacre Ave, (ii) increasing the HCF allowance since the usage pertains*

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*to slopes and not an individual residence, (iii) whether there are additional bills being sent to the other community water meters and whether they're being paid, and (iv) whether the billing address can be changed to the appropriate Euclid Management office following final turnover by the Declarant.”*

- 11.** Status of the March 18, 2009 Board directive to “*acquire an easement at the property owned by David & Dorinda Lemley for the maintenance of the road and slopes at and adjacent to Longacre Ave with the following conditions:*

- (i.) That the road extension at the end of Longacre Ave is accepted by the City,*
- (ii.) That the erosion control measures for the slopes are accepted by the City,*
- (iii.) That Declarant issue a written construction defect warranty that satisfies the California SB 800 law for the road and slopes, and*
- (iv.) That the HOA shall acquire its own easement to replace the Declarant’s easement over the Lemley property subject to review and approval by both legal counsels for the HOA and K. Hovnanian.”*

- B.** Status of Board directives from November 11, 2009 dealing with final turnover:

- 1. That the Board asks the Declarant to provide (i) an accurate map that indicates exactly what the areas behind lots 10, 11, 12, 17, 18, 20, and 21 are defined as [i.e., mitigation, fuel modification, HOA, etc.]; (ii) a copy of each future monthly report from the mitigation consultant who inspects the relevant areas for Declarant; (iii) a written explanation of each mitigation area, what has been done previously in each area, and why the Declarant wants the HOA to take over various new areas as disclosed on new maps presented at the November 11, 2009 meeting in Ontario, CA.; and (iv) documentation of all easements within the Association recorded in favor of the City of Los Angeles.*
- 2. That the P.M. ask K. Hovnanian for new large poster board printouts of the most current maps showing easements, mitigation areas, fuel mod areas, common areas maintained by the HOA, etc. The Board also directed the P.M. to follow up on the revelation that the City-approved plan for the community included a 30-foot equestrian easement between Lots 20 and 21 and inform the Board and the affected homeowners of any new information and anticipated action.*
- 3. That the Board asks the P.M. to discuss with Declarant and the City of Los Angeles the feasibility of the HOA (i) acquiring the community’s streets from K. Hovnanian instead of the City accepting such, and (ii) receiving approval to install a gate at the entrance to the Aliso community.*
- 4. That the Board directs the P.M. to determine what approval would be required from Association Members to proceed with the installation of a gate at the entrance to the Aliso community.*
- 5. That, at such time as the Declarant has (i) paid all outstanding utility bills associated with the common areas; (ii) completed all work as determined by the report submitted by Mike Holmes of LandArch on November 5, 2009; and (iii) completed all work agreed to on the final walkthrough that occurred on November 3, 2009 at 2:00pm, and all governmental authorities have provided all required approvals and written confirmation that the work performed by the Declarant with respect to the Aliso community is satisfactory, the Board approves the turnover to the Association of all common areas within the Aliso community currently and previously maintained by the Declarant, excluding sections designated for*

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*mitigation and those areas at the entrance to Aliso along Sesnon Boulevard, and accepts all responsibility for future maintenance of such areas.*

6. *The Board asked whether the newly-disclosed common-area slope next to Lot 20 was inspected by Mike Holmes of LandArch, and directed the P.M. to investigate. If no inspection was done, then the Board directed the P.M. to ask KHov to pay Mike Holmes to inspect that area for compliance.*
  7. *That the Association directs the Declarant to submit to the Association for approval a color plan for modifying the entrance to Aliso at the intersection of Longacre Avenue and Sesnon Boulevard so that it complies with the equestrian access easement shown on the final landscaping plans approved by the City of Los Angeles.*
  8. *That the Board ask the Declarant to investigate the feasibility of installing a sub-meter on each irrigation control to accurately determine the separate water usage in Association areas and mitigation areas.*
  9. *That the Board asks the Declarant to provide a written agreement that indemnifies and holds harmless the Association from all damages, liabilities, claims, costs, and expenses incurred by the Association resulting from the Declarant's failure to satisfy all conditions and requirements imposed by the City of Los Angeles or any other city, state, or governmental authority with respect to the property constituting, or adjacent to, the Aliso community, including, without limitation, all equestrian easements.*
- C. Continue preparations for next month's Annual Meeting of Aliso HOA Members.
1. **MOTION:** That the Board directs the P.M. to reimburse \$100.00 to the homeowner who hosts the Annual Meeting on February 10, 2010 and, if necessary, reimburse \$100.00 to the homeowner who hosts the Reconvened Annual Meeting in March.
- D. Mailbox vandalism update.
1. Report status of security surveillance and its effectiveness so far.
  2. Report on resolution of most recent damage and the required USPS repair.
  3. Status of the Board's directive *"That the P.M. consult with the U.S. Post Office regarding the installation of different locks on the mailbox parcel lockers that will result in said lockers being adequately secured between a resident's use of such and the next mail delivery"* as requested on December 9, 2009.
  4. Discuss ideas for preventing future break-in attempts, including hiring a contractor to bring power to the mailboxes for the purpose of setting up brighter lights, installing a security system, and hiring a visible periodic security patrol.
- E. Update on finalization of Reserve Studies, Inc. report that uses Funding Plan #2.
- F. Status of any action taken to address Members' concerns regarding suspicious vehicles parking late at night near the dead-end of Sesnon Blvd and the bottom cul-de-sac of Longacre Ave, including any update on the September 9, 2009 directive to *"ask the GHNNC Public Safety Committee to ask the Dept. of Transportation to install 'No Parking' signs at the end sections of Sesnon and Longacre."*
- G. Status of the Board's directive to *"ask the GHNNC Public Safety Committee to ask the Dept. of Transportation to install a 'No Outlet' sign on Sesnon just past Classics Dr."*
- H. Solicit e-mail addresses and telephone numbers for the Aliso emergency contact list.

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**X. NEW BUSINESS**

- A. Consider approval of the final turnover of the entrance to the Aliso community from the Declarant to the Association.
- B. Consider approval of any other turnover-related requests received from the Declarant.
- C. Determine if Candidate Forms for the 2010 HOA elections were received by the P.M. in a timely manner, and why at least one homeowner was unable to quickly receive verification of receipt from Euclid Management Co., Inc. after she faxed in her form. If necessary, consider taking actions such as (i) changing the mailing address of such documents in the future to a Board Member's home; (ii) requiring the P.M. to tangibly improve their ability to sort and deliver such mail when received at its offices; and/or (iii) excluding Euclid Management from running future elections and handling any architectural applications with an appropriate deduction in the management fee charged to the Association by the P.M.
- D. Determine the status of the lock that should secure the white gate at the end of Sesnon.

**XI. COMMITTEE REPORTS**

- A. Landscape Committee.
- B. Architectural Committee.
- C. Social Committee.
- D. Community Issues Committee.

**XII. SCHEDULE MEETING(S)**

- The ANNUAL MEETING of HOA MEMBERS will be held on **Wednesday, February 10, 2010 @ 7:00pm at 12458 Longacre Avenue (Lot 9)**.
- **Immediately following the Annual Meeting**, the newly elected Board will hold a General Session Board Meeting (per *Aliso Bylaws Section 6.5*) for the purpose of selecting officers, determining the meeting schedule going forward, and dealing with any pressing issues affecting the Association.
- 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 has it selected its Chairperson. Current members are Sam Dorgalli, Saleem Shah, and Vince Buenrostro.

**XIII. ADJOURNMENT**