

ALISO HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION AGENDA
February 10, 2010 – following the General Session
12458 Longacre Avenue, Granada Hills, CA 91344

I. CALL TO ORDER BY PRESIDING OFFICER: Establish a quorum.

II. APPROVAL OF MINUTES: Executive Session minutes: January 13, 2010.

III. REVIEW POTENTIAL LITIGATION

IV. DELINQUENCIES/COLLECTION REPORT: Aging Report & Collections Status Report.

V. PRESENTATION BY DECLARANT and DISCUSSION

VI. FORECLOSURE / RECOVERY PLAN ON DELINQUENT ASSESSMENTS

A. Reconsider small claims action on Accounts AL-6120-0023-01 and AL-6120-0030-01.

1. MOTION: That the Board directs the P.M. to suspend actions against Chris/Regina Ho (account AL-6120-0023-01) and Zabihulla Kator (account AL-6120-0030-01) due to the P.M.'s intent to cancel our mutual contract on March 31, 2010.

VII. PERSONNEL MATTERS

- A. Discuss the status of the architectural apps submitted by Vashistha (12422 Longacre), Chhatwal (12370 Longacre), and Shah (12356 Longacre).
- B. Discuss how the Board wishes to handle the submission of future architectural applications.
- C. Determine the course of action the Board should take regarding the homeowner-planted tree in front of 12520 Longacre Ave that does not conform to the other Longacre street trees.

VIII. THIRD-PARTY CONTRACTS

- A. MOTION: That the Board directs the P.M. to indefinitely stop all contributions to the Association's reserve fund, as R.S.I.'s reserve study shows us to be overfunded by 664%.
- B. MOTION: That the Association cancels our contract with *Rapkin, Gitlin & Beaumont*, effective March 31, 2010, and directs the P.M. to inform said legal counsel of this decision.
- C. MOTION: That the Association cancels our contract with *Euclid Management Company, Inc.*, effective March 31, 2010, and instructs said property manager to transfer to the Association's next property manager all accounts; documents; relevant reports (such as reserve studies and soils tests); legal documents; records of contacts for all Association vendors and contractors; records of all relevant contacts for Declarant (K. Hovnanian); records of all relevant contacts for the U.S. Post Office; records of all relevant contacts for the City of Los Angeles; homeowner communication; status logs of Association projects, Member discipline, and Member applications; and any extra mailbox/bulletin board keys.
- D. Consider bids and/or ideas for a new Association property manager.
- E. Consider bids for new Association legal counsel received from *Richardson & Harman, Fruchter & Sgro*, and those submitted by the P.M. on behalf of other law firms.
- F. Consider any bids received for bringing electrical power to the Association's mailboxes.
- G. Consider any bids received for modifying the Association's mailbox stack enclosure.
- H. Discuss if the Association should pay LDI to secure any street trees not already secured.

IX. ADJOURNMENT