

ALISO HOMEOWNERS ASSOCIATION
GENERAL SESSION AGENDA
February 10, 2010 – following the Annual Meeting
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: January 13, 2010

III. 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.

IV. ELECT OFFICERS of the BOARD OF DIRECTORS

- A. Fill the positions of President, Vice-President, Secretary, and Treasurer.

V. TREASURER’S REPORT

- A. Delinquencies
- B. Discussion and approval of current Financial Statement.

VI. MANAGEMENT COMPANY REPORT

- A. Discuss 60-day notice of cancellation of contract sent by Euclid Management Co., Inc.

VII. OLD BUSINESS

- A. 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. 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.
- B. Brush clearance, common area, and turnover update from Declarant (K. Hovnanian).
- C. 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*

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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 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.*
- 3. 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.*
- 4. 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.*

VIII. NEW BUSINESS

- A. MOTION:** That the Board asks the Declarant to repair the defective walkway in front of 18586 Caspian Court as part of its preparations for final turnover, so that the danger of tripping where the homeowner's walkway has partially sunk below the level of the public sidewalk is mitigated.

IX. SCHEDULE FUTURE MEETINGS

X. ADJOURNMENT