

**ALISO HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION AGENDA**

*March 10, 2010 – 6:00pm
12458 Longacre Avenue "Lot 9"
Granada Hills, CA 91344*

I. CALL TO ORDER BY PRESIDING OFFICER

- A. Establish a quorum.

II. THIRD-PARTY CONTRACTS

- A. Consider proposals and bids received from property management companies.
 - 1. Crown Management Services
 - 2. Condominium & Community Specialists, Inc.
 - 3. Ross Morgan & Company, Inc.
 - 4. Valencia Management Group
- B. Consider proposals and bids received from law firms.
 - 1. Epstein Grinnell & Howell (Debra Zumwalt)
 - 2. Fruchter & Sgro (Randall Sgro)
 - 3. Richardson & Harman (Matt Ober)
 - 4. Wolf, Rifkin, Shapiro, Schulman & Rabkin LLP (Dan Shapiro)
- C. Approve any extra expense required by the Association's new property management company for their attendance at this evening's meetings, not to exceed \$75 per hour.
- D. Consider any new competitive bids for ongoing nightly neighborhood security patrols.
- E. Consider any bids received for bringing electrical power to the Association's mailboxes.
- F. Consider any bids received for modifying the Association's mailbox stack enclosure.
- G. If the Board has received from the Declarant "*...definitive maps showing the areas designated as HOA-maintained (since such revised maps may affect landscaping bids),*" then review our current contract with Landscape Development, Inc. and consider new bids from Stay Green, Inc. and Gothic Grounds Management, Inc.
- H. Review irrigation schedule and consider resolution asking LDI to adjust watering. Also, discuss whether the Board believes the current watering schedule as previously provided to the Board is actually being followed (i.e., if anyone observed sprinkler zones turning on at odd hours).

III. APPROVAL OF MINUTES

- A. Executive Session minutes: February 10, 2010.

IV. REVIEW POTENTIAL LITIGATION

ALISO HOMEOWNERS ASSOCIATION
EXECUTIVE SESSION AGENDA
March 10, 2010 – 6:00pm
Page 2 of 2

V. DELINQUENCIES / COLLECTION REPORT

- A. Review the current Aging Report.
- B. Review the current Collections Status Report.
- C. Determine status of accounts AL-6120-0013-04 / AL-6120-0013-05 (18567 Clydesdale Road: Kitty Hunter / Haywood Hunter.)
- D. Discuss proposed revisions to the collections policy prior to consideration in General Session, including review of form letters used for delinquency notices that are sent out at the intervals required by such collections policy.

VI. PERSONNEL MATTERS

- A. Consider applying Washington Mutual's (AL-6120-0002-02) current account credit of \$196.00 to the Association's bad debt account.

VII. HOMEOWNER DISCIPLINE / HEARINGS

- A. Enforcement letters for Board to review before mailing.

VIII. FORECLOSURE / RECOVERY PLAN ON DELINQUENT ASSESSMENTS

- A. Consider legal action against Account AL-6120-0023-01 (Ho) - \$5,073.00 in arrears.
 - 1. MOTION: That the Board directs the Association's designated agent to file the appropriate legal action against Chris & Regina Ho, account #AL-6120-0023-01, for the total amount currently owed in delinquent assessments, late fees, and fines on their Member account while owning 18527 Shetland Place (Lot 32) prior to such property's recent foreclosure sale; using best efforts to locate both named individuals to send each any summonses, subpoenas, notifications, or other such documents; and that this direction supersedes and nullifies all previous instructions and actions approved by the Board regarding this Member.
- B. Consider legal action against Account AL-6120-0030-01 (Kator) - \$4,927.00 in arrears.
 - 1. MOTION: That the Board directs the Association's designated agent to file the appropriate legal action against Zabihulla Kator, account #AL-6120-0030-01, for the total amount currently owed in delinquent assessments, late fees, and fines on his Member account while owning 18523 Oldenburg Lane (Lot 25); and that this direction supersedes and nullifies all previous instructions and actions approved by the Board regarding this Member.

IX. ADJOURNMENT TO GENERAL SESSION