

**ALISO HOMEOWNERS ASSOCIATION  
GENERAL SESSION AGENDA**

*March 10, 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: February 10, 2010.
- B. Special Meeting General Session minutes: February 23, 2010.
- C. Special Meeting General Session minutes: March 1, 2010.

**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. OLD BUSINESS**

- A. Status of cancellation of contract with *Euclid Management Co., Inc.*
- B. Status of cancellation of contract with *Rapkin, Gitlin & Beaumont.*
- C. Status of search/hiring of new property management company for the Association.
- D. Status of search/engagement of new Association legal counsel.
- E. Turnover update from Declarant (K. Hovnanian).
  - 1. Determine if the Association has received the following from Declarant:
    - a. 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 plans that show controller locations, valves, and irrigation locations;
    - b. Updated color diagrams on poster board of the landscaping plans that accurately show the Restoration, Fuel Mod, CDFG Jurisdiction, and Onsite Mitigation areas; and discloses whose responsibility it is to maintain each area, and for how long;
    - c. An 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 the maps presented at the November 11, 2009 meeting of the Declarant, Board representative, and P.M. in Ontario, CA.;

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- d.** A map that accurately indicates what the areas behind Lots 10, 11, 12, 17, 18, 20, and 21 are defined as [i.e., mitigation, fuel modification, etc.];
  - e.** An update regarding the revelation that the City-approved plan for the community includes a 30-foot equestrian easement between Lots 20 and 21, which are actually only about 20 feet apart;
  - f.** 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;
  - g.** Any new disclosures regarding abandoned oil wells that may not have been presented previously to homeowners or the Association;
  - h.** A copy of the recorded final map that clearly shows plotted easements, boundaries, and rights of way;
  - i.** Documentation of all easements within the Association recorded in favor of the City of Los Angeles;
  - j.** A copy of each future monthly report from the mitigation consultant who inspects the relevant areas for Declarant;
  - k.** The brush clearance specifications; and
    - l.** The current status of the staking of the rear property lines for the purpose of brush clearance within the community.
- 2.** Determine if the diagrams presented to the Association on February 10, 2010 match the conditions of the official “as-builts,” and whether any prior disclosures made by Declarant in such document(s) were inaccurate or incomplete.
- 3.** Status of the November 11, 2009 Board directive “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 directs the P.M. to ask KHov to pay Mike Holmes to inspect that area for compliance, and present the relevant report to the Association.”
- 4.** 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 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 P.M. office following final turnover by the Declarant.”
- 5.** Status of the November 11, 2009 Board directive “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.”

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6. Has the Association 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 representative) on August 12, 2009?
7. 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 four conditions:
  - a. That the road extension at the end of Longacre Ave is accepted by the City,
  - b. That the erosion control measures for the slopes are accepted by the City,
  - c. That Declarant issue a written construction defect warranty that satisfies the California SB 800 law for the road and slopes, and
  - d. 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.”
8. Status of the November 11, 2009 Board directive “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.”
9. Status of the November 11, 2009 Board directive “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.”
10. Status of the November 11, 2009 Board directive “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.”
11. Determine why the Declarant modified the entrance to the Aliso community without any prior notification to the Board, without the Board’s consent, and contrary to the Board’s motion regarding such as passed on November 11, 2009; and determine what action the Board should take, if any.
12. Status of the February 10, 2010 Board directive “That the Board asks 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 Declarant-installed walkway has partially sunk below the level of the public sidewalk is mitigated.”
13. Status of the February 10, 2010 Board directive “That the Board asks Declarant to reimburse the Association \$849.01 for LDI’s recent re-securing of street trees, the cost of which Billy Aguirre of K. Hovnanian agreed to cover (at the final turnover walkthrough that occurred on November 3, 2009 at 2:00pm).”
14. Determine the status of the locks that should secure the white gates at the end of Sesnon Blvd and Longacre Ave.

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15. Determine whether Declarant will repair the sidewalk where it ends on Sesnon just past the security gate.
  16. Determine if Declarant will install horse fencing along the new equestrian trail.
  17. Determine if Declarant has any outstanding Bonds that the Board needs to release.
  18. Status of the November 11, 2009 Board directive “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 mitigation and those areas at the entrance to Aliso along Sesnon Boulevard, and accepts all responsibility for future maintenance of such areas.”
  19. Status of the November 11, 2009 Board directive “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.”
- F. Consider approval of the final turnover of the entrance to the Aliso community from Declarant to the Association, and any other related requests received from Declarant.
- G. Mailbox vandalism update.
1. Report status of security surveillance and its effectiveness so far.
  2. 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.
  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.

## **VI. TREASURER’S REPORT**

### **A. Delinquencies**

1. Four Members owe a total of \$9,003 in back assessments plus \$2,057 in fees.
2. Due to a recent foreclosure sale, the Association must file a Small Claims Court action against that Member to recover almost \$5,000 in delinquent assessments.

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**B. Foreclosure Items**

**1. Account #AL-6120-0030-01 (formerly 2601-075-025)**

*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: None.**

**D. Discussion and approval of current Financial Statement.**

**E. Consider adoption of the new Aliso HOA Assessments Collection Policy, notifying the Membership of such policy at least 30 days prior to its going into effect.**

**F. Consider approving a Revised 2010 Operating Budget that reflects the cost of our new management company, current security patrol, and recent Reserve Study.**

**VII. VICE-PRESIDENT'S REPORT**

**VIII. SECRETARY'S REPORT**

**IX. MANAGEMENT COMPANY REPORT**

**X. NEW BUSINESS**

**A. Solicit e-mail addresses and telephone numbers for the Aliso emergency contact list.**

**XI. COMMITTEE REPORTS**

**A. Landscape Committee.**

**B. Architectural Committee.**

**C. Social Committee.**

**D. Community Issues Committee.**

**XII. SCHEDULE MEETING(S)**

- The Board of Directors typically meets on the **second Wednesday of each month**. Meeting agendas will be posted at our mailboxes and on [www.alisohoa.com](http://www.alisohoa.com).
- The Landscape Committee typically 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.

**XIII. ADJOURNMENT**