

**ALISO HOMEOWNERS ASSOCIATION
GENERAL SESSION AGENDA**

*April 14, 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: March 10, 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. GUEST SPEAKER: Marilyn Bitner from *Plan A Locations* (filming locations agent)

V. OLD BUSINESS

- A. Status of transition from *Euclid Management Co., Inc.* to *Ross Morgan & Co., Inc.*
- B. Status of transition from *Rapkin, Gitlin & Beaumont* to *Fruchter & Sgro Law Group*.
- C. Turnover update from Declarant (K. Hovnanian).
1. Status of the repair for the defective walkway in front of 18586 Caspian Court.
 2. Status of Declarant’s repair for the sidewalk that ends on Sesnon just past the gate.
 3. 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.”
- D. 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.
- E. Mailbox vandalism update.
1. Report status of security surveillance and its effectiveness so far.
 2. 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.

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VI. PRESIDENT'S REPORT / EXECUTIVE SESSION RECAP

VII. VICE-PRESIDENT'S REPORT

VIII. TREASURER'S REPORT

- A. Delinquencies
 - 1. Ten Members owe a total of \$12,678 in back assessments plus \$2,107 in fees.
 - 2. Status of the two Small Claims actions approved on March 10, 2010.
- B. Foreclosure Items: None
- C. Approval for Filing Liens: None.
- D. Discussion and approval of current Financial Statement.
- E. Discussion and approval of Audit Review by Ma & Associates.
- F. Consider adoption of the revised Aliso HOA Assessments Collection Policy, notifying the Membership of such policy at least 30 days prior to its going into effect.

IX. SECRETARY'S REPORT

X. MANAGEMENT COMPANY REPORT

XI. NEW BUSINESS

- A. Specify the responsibilities of each Board officer. If necessary, elect new officers.

XII. COMMITTEE REPORTS

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

XIII. 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.
- The Architectural Committee meets when an Architectural Application has been submitted by a Member. Bobbi West and Eric Rosenberg are the Co-Chairs.
- The Landscape Committee has not yet determined its new standing meeting date.
- The Social Committee has not yet determined a standing meeting date.
- The Community Issues Committee has not yet determined a standing meeting date.

XIV. ADJOURNMENT