

**ALISO HOMEOWNERS ASSOCIATION  
EXECUTIVE SESSION AGENDA**

*May 12, 2010 – 6:00pm  
12301 Longacre Avenue "Lot 20"  
Granada Hills, CA 91344*

**I. CALL TO ORDER BY PRESIDING OFFICER**

- A. Establish a quorum.

**II. APPROVAL OF MINUTES**

- A. Executive Session minutes: April 14, 2010.

**III. PRESENTATIONS BY APPLICANTS**

- A. Pest Options, Inc. pest control company.
- B. Witkin and Neal, LLC collections company.

**IV. PERSONNEL MATTERS: None**

**V. DELINQUENCIES / COLLECTION REPORT**

- A. Consider engaging Witkin and Neal, LLC as the Association's collection agent.
- B. Review the current Aging Report and Collections Status Report.
- C. Status of legal action against Account #00165-3401 (Kator).
- D. Status of legal action against [Euclid Mgmt] Account #AL-6120-0023-01 (Ho).
  - 1. Status of the motion, *"That the Board asks Ross Morgan & Company, Inc. to investigate possible legal methods for compelling (i) Regina Ho's ex-husband, Christopher Ho, (ii) her realtor, Megan Gallivan, or (iii) any other person or entity with such knowledge, to disclose Regina Ho's current residence and/or current employer."*
  - 2. Since 18527 Shetland Place was sold in a foreclosure auction in February 2010, which means the Association's collection agent won't pursue the delinquent assessments owed prior to such foreclosure sale, consider initiating a Small Claims action against Christopher & Regina Ho for \$5,000.
- E. Consider suspending late fees and pre-lien letters due to property manager transition.
- F. Consider revising the memo that appears on all Members' assessments statements.

**VI. THIRD-PARTY CONTRACTS**

- A. Review report from Warren Built Construction for bringing electrical power and making modifications to the community mailbox stack enclosure.
- B. Ratify bids approved in-between meetings for landscape maintenance:
  - 1. Landscape Developers, Inc. for brush clearance.
  - 2. Stay Green Landscaping, Inc. for ongoing common area maintenance.
- C. Ratify decision in-between meetings to authorize Association counsel to negotiate the terms of any filming contract involving the HOA in regards to 18523 Oldenburg Lane.

**VII. HOMEOWNER DISCIPLINE / HEARINGS: None**

**VIII. REVIEW POTENTIAL LITIGATION**

**IX. ADJOURNMENT TO GENERAL SESSION**