

**ALISO HOMEOWNERS ASSOCIATION
GENERAL SESSION AGENDA**

*May 12, 2010 – 7:00pm
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. General Session minutes: April 14, 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. PRESIDENT’S REPORT / EXECUTIVE SESSION RECAP

- A. New landscape company hired for ongoing maintenance (Stay Green)
- B. Brush clearance contract approved for annual maintenance (LDI)

V. VICE-PRESIDENT’S REPORT

VI. TREASURER’S REPORT

- A. Disclose the balance of all bank accounts and reserve accounts.
- B. Delinquencies
 - 1. Disclose total delinquent amount owed to the Association by certain Members.
 - 2. Status of the legal action approved against two Members for delinquencies.
- C. Foreclosure Items: None
- D. Approval for Filing Liens: None.
- E. Discussion and approval of current Financial Statement.
- F. Consider approval of a third revision to the Association’s 2010 Operating Budget.
- G. Solicit Member comments regarding the revised Aliso HOA Assessments Collection Policy, and consider adoption of such policy effective June 15, 2010 (after the Membership has had at least 30 days to review and comment further).

VII. SECRETARY’S REPORT

VIII. MANAGEMENT COMPANY REPORT

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IX. OLD BUSINESS

- A. Mailbox vandalism update.
 - 1. Discuss effectiveness of and consider changes to the current security surveillance.
 - 2. Discuss ideas for preventing future break-in attempts.
- B. Status of transition from *Euclid Management Co., Inc.* to *Ross Morgan & Co., Inc.*
- C. Status of transition from *Fruchter & Sgro Law Group* to *Richardson & Harman, PC.*
- D. Status of annual brush clearance.
- E. Turnover update from Declarant (K. Hovnanian).
 - 1. Status of the repair for the defective walkway in front of 18586 Caspian Court.
 - 2. Status of the scheduling of our final turnover walk with Declarant.
 - a. Consider engaging Mike Holmes of LandArch to represent the Association's interests on the final turnover walk.
 - 3. Reconsider 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."
- F. Consider reimbursing Declarant \$9,900.50 for past water & electrical expenses.
- G. 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.

X. NEW BUSINESS

- A. None.

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.
- The Architectural Committee meets when an Architectural Application has been submitted by a Member. Bobbi West and Eric Rosenberg are the Co-Chairs.
- Schedule the ongoing standing meeting dates for the Landscape Committee, Social Committee, and Community Issues Committee.

XIII. ADJOURNMENT

Aliso HOA 2010 Operating Budget - 3rd REVISION

ACCOUNT	EXPENSE ID#	2009 MONTHLY ACTUAL EXPENSES	PROPOSED MONTHLY EXPENSES	ANNUAL TOTAL OF PROPOSED
FIXED EXPENSES				
Insurance				
Directors & Officers		\$ -	\$ 65.00	\$ 780.00
Liability, Property, etc.		\$ 293.00	\$ 150.00	\$ 1,800.00
Umbrella		\$ -	\$ 75.00	\$ 900.00
Workers Compensation		\$ -	\$ 50.00	\$ 600.00
Other		\$ -	\$ -	\$ -
Licenses, Fees, and Dues		\$ 3.00	\$ 5.00	\$ 60.00
Income Taxes		\$ 57.00	\$ 55.00	\$ 660.00
Franchise Taxes		\$ (12.00)	\$ -	\$ -
Nightly Security Patrol (5 hours nightly)		\$ -	\$ 4,200.00	\$ 50,400.00
TOTAL FIXED EXPENSES		\$ 341.00	\$ 4,600.00	\$ 55,200.00
UTILITIES				
Electricity		\$ -	\$ 100.00	\$ 1,200.00
Water		\$ -	\$ 1,000.00	\$ 12,000.00
TOTAL UTILITIES		\$ -	\$ 1,100.00	\$ 13,200.00
GENERAL MAINTENANCE				
Street Sweeping		\$ -	\$ -	\$ -
Pest Control		\$ -	\$ -	\$ -
TOTAL GENERAL MAINTENANCE		\$ -	\$ -	\$ -
LANDSCAPE MAINTENANCE				
Slopes, Common Areas, & Horse Trails		\$ 1,297.00	\$ 1,700.00	\$ 20,400.00
Tree re-Staking/Maintenance		\$ -	\$ 225.00	\$ 2,700.00
Annual Brush Clearance		\$ -	\$ 1,600.00	\$ 19,200.00
TOTAL LANDSCAPE MAINTENANCE		\$ 1,297.00	\$ 3,525.00	\$ 42,300.00
REPAIRS				
General Repairs (mailboxes, etc.)		\$ -	\$ 1,250.00	\$ 15,000.00
TOTAL REPAIRS		\$ -	\$ 1,250.00	\$ 15,000.00
GENERAL & ADMINISTRATIVE				
Board Meeting Expense (host, minute-taker)		\$ 43.00	\$ 85.00	\$ 1,020.00
Education Seminars		\$ -	\$ -	\$ -
Management Fees		\$ 600.00	\$ 855.00	\$ 10,260.00
Legal Fees		\$ 746.00	\$ 1,100.00	\$ 13,200.00
Delinquent Letter Expense		\$ 20.00	\$ 71.00	\$ 852.00
Accounting/Audit & Tax		\$ -	\$ 75.00	\$ 900.00
Bank Charges		\$ 18.00	\$ 25.00	\$ 300.00
Postage & Printing		\$ 153.00	\$ 115.00	\$ 1,380.00
Reserve Study		\$ -	\$ 76.00	\$ 912.00
Late Charges		\$ 76.00	\$ 75.00	\$ 900.00
Lien Charges		\$ 22.00	\$ 50.00	\$ 600.00
New Construction		\$ 37.00	\$ -	\$ -
Uncollectible Dues		\$ 695.00	\$ 588.00	\$ 7,056.00
Other		\$ -	\$ -	\$ -
TOTAL GENERAL & ADMINISTRATIVE		\$ 2,410.00	\$ 3,115.00	\$ 37,380.00
RESERVE ALLOCATION		\$ 4,772.00	\$ -	\$ -
BANK ACCOUNT		\$ -	\$ (4,770.00)	\$ (57,240.00)
TOTAL EXPENSES		\$ 8,820.00	\$ 8,820.00	\$ 105,840.00

MONTHLY DUES (45 homes)

\$ 196.00	\$ 196.00
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If all expenses on the above budget apply as anticipated, the Association's bank account will decrease to approximately \$51,295 by December 31, 2010 and the reserve account will remain at approximately \$36,838. If the security car and general repairs expenses decrease or aren't necessary in 2011, the main bank account balance is expected to stabilize.