

**ALISO HOMEOWNERS ASSOCIATION
GENERAL SESSION AGENDA**

*June 23, 2010 – 7:00pm
12380 Longacre Avenue “Lot 15”
Granada Hills, CA 91344*

I. CALL TO ORDER BY PRESIDING OFFICER

- A. Establish a quorum

II. APPROVAL OF MINUTES

- A. General Session minutes: May 12, 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. Security company transition of service (Security Specialists).
- B. Disclosures of any contracts entered into by the Board.

V. VICE-PRESIDENT’S REPORT

VI. TREASURER’S REPORT

- A. Discussion and approval of current Financial Report ending May 31, 2010.
 - 1. Disclosure of balances for all Association bank accounts.
 - 2. Delinquencies
 - i. Disclose total delinquent balance owed to the Association by certain Members.
 - ii. Status of any legal action taken against delinquent Members.
- B. Foreclosure Items.
- C. Approval for Filing Liens.

VII. SECRETARY’S REPORT

VIII. MANAGEMENT COMPANY REPORT

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IX. OLD BUSINESS

- A. Turnover update from Declarant (K. Hovnanian).
 - 1. Inspection walk held on May 21, 2010 at 10:00am.
 - 2. Inspection walk held on June 18, 2010 at 10:00am.
- B. Final turnover areas inspection report from Mike Holmes of LandArch.
- C. Status of the motion passed on May 12, 2010 authorizing Association Counsel to contact K. Hovnanian's counsel to directly discuss and attempt to resolve any open issues related to final turnover.
- D. Consider approval of the final turnover of certain Aliso common areas from Declarant to the Association.
- E. Consider reimbursing Declarant \$9,900.50 for past water & electrical expenses.
 - 1. Status of the motion passed on May 12, 2010 asking Association Counsel to request from Declarant all records with respect to K. Hovnanian's demand for reimbursement of historical water & electric costs.
- F. Status of annual brush clearance.
 - 1. Status of the motion passed on May 12, 2010 asking Association Counsel to request from Declarant all records with respect to its assertion that K. Hovnanian is not responsible for brush clearance this year.
- G. Discuss pest control options for the community.
- H. Mailbox vandalism update.
 - 1. Discuss ideas for preventing future break-in attempts.

X. NEW BUSINESS

- A. Consider approval of June 2010 newsletter.

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 **fourth 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