

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
COMBINED GENERAL and SPECIAL SESSION
September 4, 2008**

The Aliso Homeowners Association combined General Session Board meeting and Special Meeting was held on September 4, 2008 at Sales Model #3 (18586 Caspian Court) in Granada Hills, CA.

The meeting was called to order at 7:00pm by Jeff Vatter.

Directors Present: Jeff Vatter, *President* (via telephone)
Gabriel Assor, *Treasurer*
Paul Niumatta, *Member-at-Large*

Directors Absent: Drew Jones, *Secretary*

Euclid Mgmt. Co. Representative: Tami Bell, *Property Manager ("P.M.")*
Tad Creasey, *Director of Developer Operations*

Board Appointments:

- The Board appointed the Declarant's nominated candidate, Scott Wild, to one of the two vacant Board seats by *unanimous consent*.
- The Board accepted the resignation of Board President Jeff Vatter by *unanimous consent*.
- The Board voted by secret ballot on which of two nominated Member candidates to appoint to the Board. Subsequent to that vote, Motion (Wild/Assor): That the Board appoint Anthony Guthmiller to the vacant Board seat. [*Motion carried unanimously*]

Approval of Previous Meeting's Minutes:

- Motion (Wild/Niumatta): That the Board approves the April 24, 2008 General Session minutes as corrected.
[*Motion carried: 3 For, 0 Against, 2 Abstain*]

SPECIAL MEETING to CONSIDER PROPOSED REVISIONS to the CC&Rs/BYLAWS:

- At the time of this meeting, the Aliso community included 39 annexed Residential Lots, of which 35 are owned by Owners and 4 are owned by Declarant. The Declarant still has Class "B" Membership, which entitles Declarant to 3 votes per Residential Lot it owns.
- Quorum: As required by *Aliso Bylaws Section 5.6*, a simple majority of 50%+1 of the Association's Net Total Votes is required for quorum. Since the Association currently has 47 Net Total Votes, then 25 votes (or Members present) are required for quorum at this meeting. The Inspectors of Election having received 21 Class "A" ballots, and having verified the attendance of 3 Declarant representatives, a quorum of 30 was achieved.
- Election Results: The Inspectors of Election reported that no Class "B" votes were recorded for the proposed revisions to the CC&Rs and Bylaws. As such, even though Measure 1 passed 18-1 (94.7%), Measure 2 passed 19-2 (90.5%), Measure 3 passed 17-3 (85%), Measure 4 passed 18-3 (85.7%), Measure 5 passed 17-4 (81%), and Measure 6 passed 20-1 (95.2%), thereby satisfying the Class "A" membership passage threshold as set forth in both *Aliso Bylaws Section 11.1* and *Aliso CC&Rs Section 10.2*, the Declarant's failure to vote resulted in all proposed revisions failing.

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Treasurer's Report:

- Motion (Wild/Niumatta): That the Board approves the July 2008 financial reports as presented by the P.M. in the Board packet.
[Motion carried: 5 For, 0 Against, 0 Abstain]
- Motion (Wild/Niumatta): That the Board approves the recordation of liens for nonpayment of assessments on Accounts #48906-1-002-2 and #48906-2-032-1.
[Motion carried: 4 For, 0 Against, 1 Abstain]
- Budget Review Discussion: The proposed 2009 Operating Budget will be based upon the approved Department of Real Estate (DRE) budget and presented to the Board at the next Regular Meeting.

Executive Session Disclosure:

The following items were discussed in Executive Session on September 4, 2008:

- The Aging Report and Delinquencies were reviewed.
- Liens were discussed and the Violations/Activity Log was reviewed.
- The Board accepted Landscape Development, Inc.'s bid for common area maintenance.
- The Board accepted Rapkin, Gitlin & Beaumont's bid to legally administer Collections.

Management Report:

- Member Communications:
 - Eric Rosenberg requested that the Board schedule a Special Meeting at which the Membership may vote on proposals for amending the CC&Rs and Bylaws. (Such meeting was held concurrently with this meeting on September 4, 2008.)
 - A complaint was received that Lots 32 and 34 were setting off fireworks in July, despite our area being under a "red-flag warning" from the National Weather Service due to the dangerously combustible condition of our slopes. (The P.M. spoke with Los Angeles Fire Department Inspector Crawley regarding such.)

Common Area Maintenance:

- Review/Act upon Vendor Quotes & Proposals: The Board selected LDI to maintain the common area landscaping (see Executive Session Disclosure).

Committee Reports:

- Anthony Guthmiller reported on contacting the Police Dept. regarding slow response times, and his request to implement steps to facilitate faster responses for future calls.
- Anthony Guthmiller expressed concerns about Aliso not having a secondary escape road.
- Anthony Guthmiller requested contributions for the next community newsletter.

Old Business: None.

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New Business:

- Bond Releases: Released “Maintenance Assessment” Bond: Phase 3, #72BSBEB5850; & “Contributions to Initial Working Capital and Reserve” Bond: Phase 3, #72BSBDJ7209.
- Fuel Modification management: Scott Wild gave an update on the fuel modification areas.

Member Input:

- The Board was asked to monitor slopes adjacent to Longacre Ave for erosion and trees.
- The Board was asked what the planting and irrigation plan is for slopes behind homes.
- A homeowner raised a safety concern about children playing on Oldenburg Lane.
- Homeowners raised concerns about dog barking becoming a nuisance in the community.

Board Directives:

- P.M. will schedule a walk-through with KHov to inspect and begin common area turnover.

Next Meeting:

The next meeting of the Association is scheduled for October 23, 2008 @ 7:00pm at TBD.

Adjournment:

With no further business to discuss, Scot Wild adjourned the General Session at 8:20pm.

Board Member Signature

Date