

**ALISO HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
GENERAL SESSION  
January 14, 2009**

The Aliso Homeowners Association General Session Board meeting was held on January 14, 2009 at Sales Model #3 (18586 Caspian Court) in Granada Hills, CA.

The meeting was called to order at 7:10pm by Scott Wild.

**Directors Present:** Scott Wild, *President*  
Paul Niumatta, *Vice-President*  
Anthony Guthmiller, *Secretary*  
Gabriel Assor, *Treasurer*

**Directors Absent:** Drew Jones, *Member-at-Large*

**Euclid Mgmt. Co. Representatives:** Linda Jagoe, *Property Manager ("P.M.")*  
Tad Creasey, *Director of Developer Operations*

**APPROVAL OF PREVIOUS MEETING'S MINUTES:**

- Anthony Guthmiller advised that the October 29, 2008 Executive Session minutes had errors and would be revised and reconsidered at the next Board of Directors meeting.

**DECLARANT'S REPORT:**

- Scott Wild advised that he will be supplying historical documentation regarding the Association at the March 2009 Board of Directors meeting.
- Scott Wild will look into obtaining a bulletin board for the recessed area adjacent to the mailboxes.
- Scott Wild will ask K. Hovnanian to remove the Aliso Advertising trailers that are tipped over at the entrance on Sesnon.

**TREASURER'S REPORT:**

- Financials – Motion (Guthmiller/Wild): That the Board approve the November 2008 and December 2008 Financial Reports as presented.  
[*Motion carried: 4 For, 0 Against, 0 Abstain*]
- Liens – Motion (Guthmiller/Wild): That the Board approve placing a lien on Member Account #48906-3-025-1.  
[*Motion carried: 4 For, 0 Against, 0 Abstain*]
- Foreclosures: None
- Review/act upon financial analysis requests: None.

**MANAGEMENT REPORT:** None.

**EXECUTIVE SESSION DISCLOSURE:**

- The Board asked Scott Wild speak to pigeons' owners regarding neighbor complaints.

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**COMMON AREA MAINTENANCE:**

- Review/Act upon owner maintenance complaints: Street trees need to be secured.
- Entrance landscaping needs to be improved: no flowers or other color have been planted for several months.

**COMMITTEE REPORTS:**

- Gate Committee: Anthony Guthmiller is investigating gating the community, but has no conclusions at this time. Eric Rosenberg stated that a \$90,000.00 installation would cost each Member approximately \$2,000.00, or \$84.00/mo for two years.
- Architectural Committee: Committee members (current board members) will get involved in the reviewing process of submittals with a reduced cost to the Members. The Board reserves the right to send any submittals to Landark if deemed necessary.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

- Set date for Annual Meeting: The Board will forego the formation of a Nominating Committee and will open all open positions to the entire Membership. The Board set the Annual Meeting for March 25, 2009 at the home of Anthony Guthmiller & Vince Buenrostro - 18528 Shetland Place (Lot 28) - at 7:00pm.

**MEMBER INPUT:**

- Eric Rosenberg made announcements for the Granada Hills North Neighborhood Council.
- The Board was asked if it was exploring foreclosure and lien options for any Members.
- A Member asked whether anyone knew of plans to build a bridge over Aliso Canyon to connect Sesnon Blvd. with its other half in Porter Ranch.

**BOARD DIRECTIVES:**

1. Process collection items.
2. Locate Aliso map.
3. Annual Meeting Notice – date set for March 25, 2009.
4. Meeting notices need to go up earlier than 4 days to give people notice, plus the notices need to have clearer information, such as the location, date, and time.
5. Send copies of all Architectural Application submittals to Board/Committee members? Currently, does Carolyn Poust sends them directly to the contracted Architect?
6. Ask Westcom about verbiage for Rules & Regulations re: architectural issues.
7. E-mail sample of Architectural Guidelines to Board members.

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8. Send cease & desist letter to Member Account #48906-1-035-1 re: unapproved pool installation, and send violation letter for and CC&Rs violation on pigeon nuisance.
9. Revise October minutes for accuracy.
10. Add billing insert re: trash cans.
11. Forward copy of landscape contract to Board members.
12. Arrange monthly inspections with landscape contractor.
13. Arrange to have agenda sent out with billing every month along with posting notice on mailboxes.
14. Add "voting amendment" to next agenda.
15. Obtain Reserve study proposals to be done in June 2009.
16. Add 2009 monthly Board Meetings to next agenda.
17. Check with Glenda Kurtz if the homeowner correspondence was sent to Buenrostro residence re: late fee waived.
18. Tad Creasey to discuss with the Association's attorney the rules for suspending voting privileges on delinquent accounts (90 days old and/or \$1000 delinquent).
19. The P.M. to conduct a title search for Lot 37 and lot 2 to ascertain the legal owners.

**ANNOUNCEMENT OF NEXT MEETING DATE:**

February 19, 2009 at 18528 Shetland Place (Lot 28) in Granada Hills, CA at 7:00pm.

**ADJOURNMENT:**

With no further business to discuss, the meeting adjourned at 8:45pm.

\_\_\_\_\_  
Board Member Signature

\_\_\_\_\_  
Date