

**ALISO HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
GENERAL SESSION  
March 18, 2009**

The Aliso Homeowners Association General Session Board meeting was held on March 18, 2009 at 18528 Shetland Place (Lot 28), Granada Hills, CA.

The meeting was called to order at 6:18pm by Drew Jones.

**Directors Present:** Anthony Guthmiller, *President*  
Drew Jones, *Secretary*  
Gabriel Assor, *Treasurer*  
Jim Norum, *Member-at-Large*

**Directors Absent:** None

**Euclid Mgmt. Co. Representatives:** Tad Creasey, *Property Manager ("P.M.")*

**Executive Session Recap:**

- The Board reported that items discussed in Executive Session included reviewing the delinquency report, homeowner discipline, and foreclosures.
- The Board conducted hearings providing Owners the right to address the Board.
- The Board reviewed bids for monthly landscaping service and to install color at the entry.
- The Board voted to send a notice to K. Hovnanian Homes that they are in violation of the CC&Rs for failing to maintain the entry, and therefore need to correct the landscaping deficiencies at the entry within 30 days, or the Association shall engage a contractor to install color at the entry for \$1,350.00 and shall seek reimbursement and collection costs for such from the Declarant.
- The Board discussed the Aging & Collection Reports, and placed a lien on one property.

**Consent Calendar:**

- Motion (Jones/Guthmiller): That the Board approves the Consent Calendar noted on the agenda for March 18, 2009 which included the following:
  - February 19, 2009 General Session minutes.
  - February 2009 Financial Statement.
  - Lien of Member Account #48906-1-037-3.
  - Foreclosure: APN#2601-075-032.

*[Motion carried: 4 For, 0 Against, 3 Abstain]*

**Member Input on Agenda Items:**

- None.

**Old Business:**

- Landscape Bid for Maintenance: The Board accepted a bid from LDI for bi-weekly maintenance for \$940.00/mo with the right to terminate the agreement with a 60-day notice or per the terms of the agreement, whichever is earlier.

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**New Business:**

- The P.M. will provide the new Board a copy of the Management Agreement prior to the April 29, 2009 Board of Directors meeting, and will place a discussion of the scope of work on the meeting's agenda.
  - The Annual Meeting date is March 25, 2009.
    - The ballot, as prepared by the Association's attorney, shall be used to vote on the proposed amendments to the CC&Rs and Bylaws in addition to the other items under consideration.
    - The inclusive total number of ballots received and Members present required to establish quorum will be 21 (50%+1 of the 40 eligible Members).
    - The number of votes required to pass the proposed revisions to the CC&Rs and Bylaws will be 27 (67% of the 40 eligible Members).
    - As of the recordation date, Declarant owned three lots and is therefore entitled to 9 total votes. Therefore, if Declarant votes in favor of the proposed amendments, then the total number of Owner votes required to approve such is 18.
  - Lemley Easement and secondary access at the bottom of Longacre Ave:
    - Drew Jones explained the conditions pertaining to the Lemley easement and the improvements to Longacre Ave and the secondary access road/emergency exit.
      - (i) A condition of approval for the community is the Builder must complete the improvements to the secondary access road/emergency exit and slope maintenance improvements per approved plans with the City of LA.
      - (ii) Once the City accepts the improvements, the HOA must accept the road and slopes for maintenance.
      - (iii) One condition of approval was for K. Hovnanian to install an automatic electric gate to the Lemley property at the Declarant's expense. The Lemleys have reconsidered this condition, and it is before the City whether the Developer may instead compensate the Lemleys for the cost of the gates in lieu of installing such.
    - Motion (Jones/Guthmiller): That the Board acquire an easement at the property owned by David & Dorinda Lemley for the maintenance of the road and slopes at and adjacent to Longacre Ave with the following conditions:
      - (i) That the road extension at the end of Longacre Ave is accepted by the City,
      - (ii) That the erosion control measures for the slopes are accepted by the City,
      - (iii) That Declarant issue a written construction defect warranty that satisfies the California SB 800 law for the road and slopes, and
      - (iv) That the HOA shall acquire its own easement to replace the Declarant's easement over the Lemley property subject to review and approval by both legal counsels for the HOA and K. Hovnanian.
- [Motion carried: 4 For, 0 Against, 3 Abstain]*
- Prior to April 29, 2009, the Declarant will provide the Board with a schedule of anticipated turnover dates.

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**Committee Reports:**

- The Architectural Committee approved one Architectural Application.
- The Committee discovered that the P.M. is using a new architectural application, and directed the P.M. to forward such to the committee immediately.
- The Committee noted four (4) homes – Lots 3, 15, 30, and 35 – had visible construction activity, but none of the Owners have submitted an Architectural Application.

**Member Forum:**

- Two Owners questioned about how to best manage the tenants in Lot 2. The Board advised the Owners of its scope of actions
- Can EMC combine violation infractions into one letter if they are noted on the same day?

**Board Directives:**

- The P.M. to combine multiple violations into one letter if noted on the same day.
- The P.M. is directed to send a violation letter to the Owners of the four lots noted by the Architectural Committee, and request that such Owners submit Architectural Applications immediately. By Tuesday, March 24, 2009, the P.M. is asked to provide the Board evidence said letters were sent.
- Place lien on Account #48906-1-037-3.
- Prior to the April 29, 2009 meeting, the P.M. is directed to provide the new Board a copy of the Euclid Management Company, Inc. management agreement for the Aliso HOA.

**Next Meeting:**

The next Board of Directors General Session meeting is scheduled for April 29, 2009 at 18528 Shetland Place (Lot 28) @ 6:00pm, subject to change by the Directors elected on March 25, 2009 at the Annual Meeting.

**Adjournment:**

With no further business to discuss, Drew Jones adjourned the General Session at 7:12pm.

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

\_\_\_\_\_  
Date