

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
April 29, 2009**

The Aliso Homeowners Association General Session Board meeting was held on April 29, 2009 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:18pm by Anthony Guthmiller.

Directors Present: Anthony Guthmiller, *President*
Joyce White
Bobbi West
Eric Rosenberg
Jim Norum

Directors Absent: None

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

Approval of Previous Meeting's Minutes:

- Motion (Norum/Guthmiller): That the Board approves the March 18, 2009 General Session minutes as written.
[Motion carried: 3 For, 0 Against, 2 Abstain]

Executive Session Recap:

- The President summarized decisions made by the Board in Executive Session: delinquency issues, third party contracts, violation notices that will not go out to homeowners during the landscape construction process, hearings, and collection policy.

Treasurer's Report:

- Motion (Norum/Guthmiller): That the Board approves the March 2009 financial report.
[Motion carried: 5 For, 0 Against, 0 Abstain]

Foreclosure Items:

- Board Directive: That the P.M. inquire why the Association's attorney refused to accept the \$1,319.50 check received from Account #48906-1-001-1 dated March 13, 2009.

Approval for Filing Liens:

- The Board directed the P.M. to inquire what the collection policy options are for the Association. The Board will make a decision whether to lien account 48906-2-029-1 in the amount of \$667.50 once the Board knows their collection policy options.

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Old Business:

- Entry Color: The Declarant installed the entry color at no charge to the association.
- Landscape Development Proposal: Anthony Guthmiller noted that the landscape contract had been re-negotiated from \$1,565/month to \$940/month with bi-weekly service.
- Clarifications of Exterior Perimeter Landscaping – Board Directive: That the P.M. obtain colored copies of the landscape plans and any maintenance agreements for the perimeter areas that require fuel modification maintenance, equestrian trail maintenance, and habitat restoration. The plans should have the quantities and square footages displayed for reference. If the HOA is responsible for maintenance to restore the habitat to its original state, the HOA requests a copy of the conditional agreement along with a schedule of work and contractor information.
- 1st Amendment of CC&Rs and Bylaws – Motion (Rosenberg/Guthmiller): That the Board accepts the Amended CC&Rs and Bylaws as written, since this item had been sent to the Membership for a vote and such vote carried in accordance with the requirements of the Association's current governing documents.
[Motion carried: 5 For, 0 Against, 0 Abstain]

New Business:

- Assignment of Board Positions: Anthony Guthmiller, *President*
Joyce White, *Vice-President*
Bobbi West, *Secretary*
Eric Rosenberg, *Treasurer*
Jim Norum, *Member-at-Large*
- Architectural Submittals Update – Motion (Guthmiller/Norum): That the Board continue the architectural approval process as set up by the previous Board of Directors, to review the submittals in-house with a processing fee of \$75 to the homeowner, and to eliminate sending the architectural plans to Landarch. Should the Architectural Committee send plans to Landarch, the HOA would be responsible to pay their cost of \$125.
[Motion carried: 5 For, 0 Against, 0 Abstain]
- Turnover of Common area update: Tad Creasy discussed that he is in contact with the Declarant in obtaining the area maps for the association.
- Staking and Guying of Street Trees: Jim Norum discussed that the trees are staked in accordance with the City of Los Angeles requirements. The Board requested that the P.M. contact the Association's landscape contractor and inquire what the cost would be to Stake and Guy at their specifications.
- Homeowner Communications: Eric Rosenberg discussed utilizing and preparing a web site as a method of communication to the membership. Eric Rosenberg also advised that

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the Board will be reviewing all letters sent to homeowners by Euclid prior to mailing out to the Membership with the exception of violation notices. P.M. Linda Jagoe discussed utilizing the billing statement as a notice of upcoming events.

- Reimbursement Allowance for HOA Meeting Expenses – Motion (Guthmiller/West): That the Board reimburse \$50 to the Member who hosts a Board of Directors meeting at his or her home, applied retroactively to January 2009.
[Motion carried: 4 For, 0 Against, 1 Abstain]
- Reimbursement Allowance for postage and printing – Motion (Guthmiller/West): That the Board reimburse Board President Anthony Guthmiller for the postage and printing of the community newsletter.
[Motion carried: 4 For, 0 Against, 1 Abstain]
- Board Goals: The current Board will play a more active role to engage homeowners in participating in social events and activities. In addition, the Board will stay connected with the transition from developer to the membership. The Board's intentions are to keep the financial activities transparent to the membership.
- Set Annual Calendar of Board Meetings: The Board of Directors are considering meeting on the second Wednesday of each month until final turnover from Declarant completes.

Committee Reports:

- Board President Anthony Guthmiller advised the Membership present that homeowners are needed to serve on the committees.
- The Landscape Committee – Nothing to report.
- The Architectural Committee – 1 architectural request was submitted and approved.

Management Report:

- The P.M. reported on the activities in the community since the last Board Meeting.

Member Input on Agenda Items:

- Items discussed during the open forum were as follows:
 - Advise homeowners of which common areas will be maintained and by whom.
 - The process and installation of gating the community.
 - Utilizing a security patrol company.
 - Neighborhood Watch.
 - The clean-up process of homes in foreclosure.
 - That possibility of a bridge being installed across Aliso Canyon at Sesnon Blvd.

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Board Directives:

- The Board directed the P.M. to provide sample charters for individual committees to use.
- The Board directed the P.M. to solicit a bid from the Association's landscape contractor (LDI) to Stake and Guy all street trees to better standards than the City's.

Next Meeting:

The next Board of Directors General Session meeting is scheduled for May 13, 2009; location TBD.

Adjournment:

With no further business to discuss, a motion made by Guthmiller/Rosenberg to adjourn the General Session at 8:40pm carried unanimously.

Board Member Signature

Date