

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
August 12, 2009**

The Aliso Homeowners Association General Session Board meeting was held on August 12, 2009 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:14pm by Joyce White.

Directors Present: Joyce White, *Vice-President*
Bobbi West, *Secretary*
Eric Rosenberg, *Treasurer*

Directors Absent: Jim Norum, *Member-at-Large*

Euclid Mgmt. Co. Representative: Linda Jagoe, *Property Manager ("P.M.")*

Appointment of Board Member:

- Motion (Rosenberg/West): The the Board appoint Robin Harman – the candidate who received the next-highest amount of votes in the previous election – as a Director to fill the vacancy created by the resignation last month of Andrew Guthmiller.
[*Motion carried: 3 For, 0 Against, 0 Abstain*]

Assignment of Board Positions:

- The Board elected the following officers:
Eric Rosenberg, *President* Joyce White, *Vice-President*
Robin Harman, *Treasurer* Bobbi West, *Secretary* Jim Norum, *Member at Large*

Approval of Previous Meeting's Minutes:

- Motion (Rosenberg/West): That the Board approves the July 8, 2009 General Session minutes as written.
[*Motion carried: 3 For, 0 Against, 1 Abstain*]

Treasurer's Report:

- Motion (Rosenberg/West): That the Board approves the July 2009 financial report.
[*Motion carried: 4 For, 0 Against, 0 Abstain*]

Foreclosures/Collections:

- In Executive Session, approval was granted to file a foreclosure action against Account #48906-3-025-1 in the amount of \$3,485.00.

Approval for Filing Liens:

- Motion (Rosenberg/White): That the Board call Account #48906-5-043-1 to a hearing at the next regularly scheduled General Session to discuss such Member's delinquent account, prior to the Board's approving a Lien action.
[*Motion carried: 4 For, 0 Against, 0 Abstain*]

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Member Input on Agenda Items:

- Items discussed were (i) brush clearance; (ii) equestrian trail and staging area are not complete per the easements according to Ann Ziliak: the Landscape Plans indicate that Lots 46 and 47 are to be turned over to the Santa Monica Conservatory but such has not been confirmed at this time; (iii) complaints about vehicles parking at the end of Sesnon and also the end of Longacre Avenue, with a recommendation from one homeowner to contact the City of Los Angeles and request that signs be installed that state “No Parking after 9pm” so that local police can enforce no parking in these areas.

Management Report:

- None.

Old Business:

- Architectural Plans Update: The HOA requested a copy of the Conditional Agreement along with a schedule of work and contractor information. (Not received at this time.)
- KHOV Landscape Plans that tie into the DRE Update – Board Directive: That the P.M. obtain a set of landscaping plans that tie out to the DRE phases and show the respective maintenance requirements. A set of colored and laminated plans that show controller locations, valves, and irrigation locations is also requested. (Not received at this time.)
- Recorded Final Map Update: K. Hovnanian submitted two maps on poster board depicting the common area landscaping and easements. However, it is unknown if what has been received is a duplicate of the recorded final map with accurately plotted easements and rights of way.
- Billing Statements Update – Board Directive: That no statements or notifications (such as the next meeting time and location) be included on Members’ monthly billing statements unless specifically requested by the Board.

New Business:

- Architectural Application Update – Motion (Rosenberg/White): That the Board approve the proposed new Architectural Request form.
[Motion carried: 4 For, 0 Against, 0 Abstain]
- Oak Trees Update – Granada Hills North Neighborhood Council Vice-Chairperson Ann Ziliak advised the membership that, as of part of the Oak Tree Mitigation, the two large Oak trees located at the main entrance on Sesnon and Longacre Avenue should be replaced because one had died and the other is half-dead.
- Reserve Study – Motion (White/West): That the Board approve having a Reserve Study done, pending a second proposal to be submitted to the Board for their review.
- Operating Budget for 2010 – The Board will review the Operating Account and discuss at the next Board of Directors Meeting in September 2009.

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- Dog Barking Complaints – Motion (White/West): That the Board instruct homeowners to contact Animal Control regarding dog barking complaints.
[Motion carried: 3 For, 1 Against, 0 Abstain]

Committee Reports:

- The Landscape Committee – The next landscape walk-through is scheduled for September 8, 2009 at 4:00pm in front of 12458 Longacre Avenue.
- The Architectural Committee – E. Rosenberg and B. West will Co-Chair this committee.
- Neighborhood Watch – E. Rosenberg will place an article in the next newsletter requesting homeowner information in case of emergency.
- The Social Committee – B. West and R. Harman will be Co-Chairing this committee.

Board Directives:

- Bond Release – The Board requested to postpone signing of the K. Hovnanian Bond Releases until the next Board of Directors Meeting on September 9, 2009.

Next Meeting:

The next Board of Directors General Session meeting is scheduled for September 9, 2009 at 12380 Longacre Avenue @ 7:00pm.

Adjournment:

With no further business to discuss, a motion made by Rosenberg/White to adjourn the General Session at 8:30pm carried unanimously.

Board Member Signature

Date