

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
September 9, 2009**

The Aliso Homeowners Association General Session Board meeting was held on September 9, 2009, at 12380 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:09pm by Eric Rosenberg.

Directors Present: Eric Rosenberg, *President*
Joyce White, *Vice-President*
Robin Harman, *Treasurer*

Directors Absent: Bobbi West, *Secretary*
Jim Norum, *Member-at-Large*

Euclid Mgmt. Co. Representatives: Linda Jagoe, *outgoing Property Manager*
Ron Rector, *new Property Manager ("P.M.")*

Approval of Previous Meeting's Minutes:

- The August 12, 2009 General Session minutes were approved by unanimous consent.

Executive Session Recap:

- The President summarized decisions made by the Board in Executive Session, including Member discipline and third-party contracts.

Homeowner Input on Agenda Items:

- Members were given the opportunity to express their opinions on those items agendized for action at this meeting. Discussion included the HOA website, the relationship between voters' rights and delinquencies, the advantage of installing a water sub-meter, and installation of a gate at the front entrance.

Bond Releases:

- Motion (Rosenberg/Harman): That the Board approves the release of all Bonds noted on this agenda: #72BSBDY5702; #72BSBEB5848; #72BSBEB5850; #72BSBEB5851; #72BSBEB5852; #72BSBDJ7209; #72BSBDJ220; #72BSBDJ221; and #72BSBDJ222.
[*Motion carried: 3 For, 0 Against, 0 Abstain*]

Financial Statements:

- Motion (Harman/White): That the Board approves the August 2009 Financials.
[*Motion carried: 3 For, 0 Against, 0 Abstain*]

Foreclosure Items: None.

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Approval for Filing Liens: None

Delinquencies:

- Motion (Rosenberg/Harman): That all Members who owe more than \$784.00 to the Association, and any Members who owe a balance more than 120 days old, shall have their voting rights automatically suspended until such time as their account shows a zero balance.”
[Motion carried: 3 For, 0 Against, 0 Abstain]
- Motion (Rosenberg): That any Member who owes more than \$3,528.00, or more than seventeen (17) months of assessments to the Association, have the legal name(s) and address included next to such Member’s account number on the General Session agenda under Delinquencies. *Motion did not receive a Second as the P.M. advised that such a policy could expose the Association to liability, and therefore failed.*

Old Business:

- A. No common area update was received from the Declarant.
- B. No brush clearance update was received from the Declarant. Members present asked that any future reports regarding this subject be submitted in writing.
- C. Motion (Rosenberg/White): “That the Board approve RSI’s proposal for a reserve study in the amount of \$840 for the ‘Green’ report.”
[Motion carried: 3 For, 0 Against, 0 Abstain]
- D.
 1. Rosenberg presented several questions regarding comparative amounts shown on the proposed 2010 Operating Budget and August 2009 Financials.
 2. The Board asked the P.M. to determine why the Association was charged \$9.20 for our newsletter when Euclid had previously told us that a one-sheet newsletter is free when mailed with billing.
 3. The Board asked the P.M. to determine when the Workers Compensation Policy approved by the Board at the August 2009 meeting will go into effect.
 4. A homeowner asked if the Association has “Directors & Officers” (i.e., Errors and Omissions) insurance coverage. The Board directed the P.M. to determine such.
 5. The Board postponed a final decision on the 2010 budget until its next meeting.
- E. Rosenberg reported that Euclid Management assured him that erroneous messages will not appear on future assessments statements.
- F. The Board solicited ideas for articles to add to the current and future newsletters.

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New Business:

A. The Board reviewed all bids submitted for repairing/replacing the vandalized mailboxes, discussed a bid for a security patrol, and solicited homeowner input. All present were in favor of accepting Offsite Productions' bid to replace the mailboxes, as conditionally approved by the Board in Executive Session. A majority of those present were against accepting the Maxwell Security bid for a nightly patrol at this time. No one expressed any interest in redesigning the mailbox area. A homeowner suggested that the P.M. and Board consult with Bay Alarm Company to consider the installation of a video camera to monitor the mailboxes 24-7.

B. Motion (Rosenberg/White): That the Board instruct the P.M. to send appropriate letters to all Members who have not installed required landscaping and who have triggered the applicable requirement in CC&Rs Section 5.17.

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

C. An open house with Southern California Edison and The Gas Company regarding the Aliso Canyon Storage Facility Project was announced for Sept. 10th.

D. The following motions were made:

1. **Motion** (Rosenberg/White): That we ask the Granada Hills North Neighborhood Council ("GHNNC") Public Safety Committee to ask the Dept. of Transportation to install NO PARKING signs at the end sections of Sesnon Blvd. and Longacre Ave.

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

2. **Motion** (Rosenberg/White): That the Board asks the GHNNC Public Safety Committee to ask the Dept. of Transportation to remove the stop sign at Longacre Avenue & Sesnon Boulevard.

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

3. **Motion** (Rosenberg/White): That the Board asks the GHNNC Public Safety Committee to ask the Dept. of Transportation to install speed limit signs on Sesnon between Classics Drive and Longacre Avenue. *Motion did not receive a Second, and therefore failed.*

4. **Motion** (Rosenberg/White): That the Board asks the GHNNC Public Safety Committee to ask the Dept. of Transportation to review our problems with the Devonshire Police Station in filing police reports for the mailbox vandalism.

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

- A Member suggested that we also ask the GHNNC Public Safety Committee to ask the Dept. of Transportation to install a "No Outlet" sign just past Classics Dr. on Sesnon.

Management Report: None.

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Committee Reports:

- The Landscape Committee discussed LDI's decision to remove marigolds and other "color" at the entrance to the community. The Board postponed action on a bid from LDI for soils testing, asserting that the Declarant should approve and pay for this prior to final turnover of common areas. HOA "common areas" were identified.
- The Social Committee discussed some possibilities for community events, including a doggie get-together and an exercise club.
- The Architectural Committee and Community Issues Committee did not report.

Owner Forum/Public Comment:

- A homeowner asked that City street sweepers continue all the way down Sesnon Blvd to Longacre Ave. instead of turning around at Classics Drive.
- A homeowner inquired whether our CC&Rs allow garage sales in the community.
- A homeowner asked about information about sub-meters for homeowners' water usage. The Board will invite Kim Thompson (a.k.a. the Sub-Meter Maid) to give a presentation regarding such at the Board's next meeting, and will allow her to offer her paid services to any homeowner (on an individual basis).
- Two homeowners asked if anything could be done to prevent hikers and equestrians from looking into the homeowners' back yard from the staging area. The Board advised that an easement may prevent any modification, but that the Architectural Committee wouldn't have a problem approving an appropriate plan from the homeowner if the City were to sign off on it, either with a variance or an acknowledgement that such plan wouldn't encroach upon the easement.

Future Meetings Schedule:

- The next Board of Directors General Session meeting is scheduled for October 7, 2009 at 12468 Longacre Avenue at 6:00pm.
- The next Landscape Committee meeting is TBD due to the committee chair being unavailable on the second Tuesday of October.

Adjournment:

With no further business to discuss, the President adjourned the General Session meeting at 9:32pm.

Board Member Signature

Date