

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
October 7, 2009**

The Aliso Homeowners Association General Session Board meeting was held on October 7, 2009, at 12468 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:11pm by Eric Rosenberg.

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

Directors Absent: None

Euclid Mgmt. Co. Representatives: Ron Rector, *Property Manager ("P.M.")*
Glen Crosby, *Euclid Mgmt Vice-President*

Approval of Previous Meeting's Minutes:

The Sept. 9, 2009 General Session minutes were approved by unanimous consent.

Guest Speakers:

- Senior Lead Officer, Dario Del Core with the City of Los Angeles Police Department spoke about the process of reporting crimes and filing police reports. In addition, he gave a brief summary of the type and number of crimes that have occurred in the area. Officer Del Core informed the Board that residents witnessing crimes such as loitering, dog barking, etc. should call the non-emergency dispatch phone number, (877) 275-5273 opt. 0, in lieu of calling the Devonshire District police station directly.
- Kim Thompson spoke about the process of installing a water sub-meter and the money that can be saved on water bills.

Board Member Resignation:

The Board accepted the resignation of Jim Norum, Member at Large.

Board Appointment:

Motion (Rosenberg/West): That we appoint Vince Buenrostro to the Aliso HOA Board of Directors as Member at Large, filling the vacancy created by Jim Norum's resignation.
[Motion carried: 4 For, 0 Against, 0 Abstain]

Executive Session Recap:

The President summarized decisions made by the Board in Executive Session, including homeowner hearing, Member discipline, homeowner billing, Collections Policy and fees, delinquent assessments, and third-party contracts.

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Member Input on Agenda Items:

Members were given the opportunity to express their opinions on those items agendized for action at this meeting. Discussion included concerns about landscape watering and community security.

Foreclosure Items: None.

Approval for Filing Liens: None

Delinquencies / Approval for Filing Small Claims Actions:

- The current significant Member delinquencies were noted.
- The P.M. will research and report on errors in August that resulted in erroneous late charges and inaccurate account correspondence for some Members.

Financial Statements:

- September Financials were not available.
- The \$9.20 charge from Euclid Management Company on August 6, 2009 was for copying the monthly newsletter for distribution in the monthly assessment billing.

Management Report: None.

Old Business:

A. The Landscape plans have been received from the City by the Declarant, who will forward a copy to Euclid Management Company.

B. The new mailboxes have been installed and the insurance company has paid the claim. **(1)** Discussion of using a security camera was postponed due to the absence of the homeowner on whose property such would be installed; **(2)** The P.M. will follow up with the Post Office regarding prompt installation of parcel locker locks.

C. A site visit for the Reserve Study is scheduled to take place on October 29th with a draft expected 4-6 weeks after that.

D. The re-staking for the City trees by LDI has been postponed until after the landscape meeting on Thursday the 8th. The Board will advise the P.M. on how to proceed.

E. Flowers were removed from the Aliso entrance at the direction of the previous P.M.

F. & G. The information for Workers Compensation insurance and Directors & Officers insurance was included in this month's Board packet.

H. Letters have not yet been sent to Members who are in violation of CC&Rs 5.17. The P.M. was directed to send a letter suggested by Mr. Rosenberg to those homeowners.

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Old Business (*continued*):

I. The Board directed the P.M. to call the city to find out the schedule for street sweeping on Sesnon Blvd. past Classics Drive.

J. The Association CC&Rs do not have any restrictions for garage/yard sales. A homeowner asserted that the City of Los Angeles has a restriction of 2 per year.

K. Mr. Rosenberg updated the Board on the Aliso Canyon Storage Facility Project.

L. Mr. Rosenberg reported on the GHNNC Safety Committee meeting.

M. The Board President asked the homeowners present to add their e-mail/phone # to the sign-in sheet so they can be added to the Community Emergency e-mail/call list.

N. Motion (Rosenberg/Hartman): "That the Board approve the proposed 2010 budget in the exact form presented at this meeting, but with the expectation that the Board will amend said budget after final turnover by the Declarant when actual costs for all contracted services can be determined."

[Motion carried: 5 For, 0 Against, 0 Abstain]

(1) It was determined that after the final turnover to the Association, there would not be an increase of \$34 per unit to cover the cost for street lights. However, this amount may be incorporated into residents' property tax bills.

O. There were no submissions from any Member for the Association newsletter.

New Business:

A. The P.M. provided the watering schedule for the sprinkler controller that controls the east facing slopes and the LDI maintained areas within the community.

B. Board Vice-President Joyce White received a very high bill from the DWP that was addressed to 12380½, which is the water meter between Lots 15 & 16, intended for the Declarant. The P.M. was directed to follow up with K. Hovnanian and the DWP regarding **(i)** payment of this bill, **(ii)** increasing the HCF allowance since the usage pertains to slopes and not an individual residence, **(iii)** whether there are additional bills being sent to the other community water meters and whether they're being paid, and **(iv)** whether the billing address can be changed to the appropriate Euclid Management office following final turnover by the Declarant.

C. It has still not been determined who is maintaining the shrubs/ground cover on the flat strips between some homeowners' slump stone walls and Longacre Ave. (i.e., Lots 45, 39, and 32). It was decided to approach one of the workers performing the maintenance to find out who they are performing the service for.

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Committee Reports:

- The Landscape Committee - Eric Rosenberg, Joyce White, and Ron Rector met on October 6th with LDI. Irrigation, maintenance, and Declarant areas were discussed.
- The Architectural Committee - No architectural applications were received this month. However, the committee is following up on at least one older application for which Euclid has no record or receipt or approval.
- The Social Committee - Co-Chairs Bobbi West and Robin Harman to hold a meeting at a time and place TBA.
- The Community Issues Committee - Sam Dorgalli and Vince Buenrostro volunteered for this committee, and will hold a meeting at a time and place TBA.

Future Meetings Schedule:

- The next Board of Directors General Session meeting is scheduled for November 11, 2009 at 12458 Longacre Avenue at 7:00pm.
- The Board of Directors typically meets on the second Wednesday of each month. The location of all meetings will be posted at our mailboxes on the bulletin board.
- The Landscape Committee typically meets on the second Tuesday of each month, in front of 12458 Longacre Ave at 4:00pm. Eric Rosenberg is the Chair.
- The Architectural Committee meets when an Architectural Application has been submitted by a Member. Bobbi West and Eric Rosenberg are the Co-Chairs.
- The Social Committee has not yet determined a standing meeting date for its meetings. Bobbi West and Robin Harman are the Co-Chairs.
- The Community Issues Committee has not yet determined a standing meeting date for its meetings, nor has it selected its Chairperson.

Adjournment:

With no further business to discuss, the President adjourned the General Session meeting at 8:46pm.

Board Member Signature

Date