

**ALISO HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
GENERAL SESSION  
November 11, 2009**

The Aliso Homeowners Association General Session Board meeting was held on November 11, 2009, at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:04pm by Eric Rosenberg.

**Directors Present:** Eric Rosenberg, *President*  
Joyce White, *Vice-President*  
Bobbi West, *Secretary* (present until 8:30pm)  
Vince Buenrostro, *Member-at-Large*

**Directors Absent:** Robin Harman, *Treasurer*

**Euclid Mgmt. Co. Representative:** Ron Rector, *Property Manager ("P.M.")*

**Approval of Previous Meeting's Minutes:**

The October 7, 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, homeowner billing, delinquencies, and 3<sup>rd</sup>-party contracts.

**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, mailboxes, and community security.

**Foreclosure Items:** None.

**Approval for Filing Liens:** None.

**Financial Statements:**

Motion (White/Buenrostro): "That the Board approves the October 2009 Financials."  
[*Motion carried: 4 For, 0 Against, 0 Abstain*]

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**Old Business:**

A. P.M. reported that Declarant has not yet turned over approved landscaping plans.

Motion (Rosenberg/Buenrostro): That the Board asks the Declarant to provide (i) an accurate map that indicates exactly what the areas behind lots 10, 11, 12, 17, 18, 20, and 21 are defined as [i.e., mitigation, fuel modification, HOA, etc.]; (ii) a copy of each future monthly report from the mitigation consultant who inspects the relevant areas for Declarant; (iii) a written explanation of each mitigation area, what has been done previously in each area, and why the Declarant wants the HOA to take over various new areas as disclosed on new maps presented at the November 11, 2009 meeting in Ontario, CA.; and (iv) documentation of all easements within the Association recorded in favor of the City of Los Angeles.

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

Board Directive: That the P.M. ask K. Hovnanian for new large poster board printouts of the most current maps showing easements, mitigation areas, fuel mod areas, common areas maintained by the HOA, etc. The Board also directed the P.M. to follow up on the revelation that the City-approved plan for the community included a 30-foot equestrian easement between Lots 20 and 21 and inform the Board and the affected homeowners of any new information and anticipated action.

Motion (Rosenberg/Buenrostro): That the Board asks the P.M. to discuss with Declarant and the City of Los Angeles the feasibility of the HOA (i) acquiring the community's streets from K. Hovnanian instead of the City accepting such, and (ii) receiving approval to install a gate at the entrance to the Aliso community.

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

Motion (Rosenberg/White): That the Board directs the P.M. to determine what approval would be required from Association Members to proceed with the installation of a gate at the entrance to the Aliso community.

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

Notes: The Board was told on a previous occasion that 100% homeowner approval would be required for such an installation, but it wasn't clear whether that referred to a requirement in the Association's governing documents, or a requirement from the City of Los Angeles. *Section 4.3 of the CC&Rs* requires a Membership vote of 50%+1 to approve a Special Assessment. *Section 4.4 of the CC&Rs* requires a Membership vote of 50%+1 to approve an increase in Regular Assessments beyond 20%. The Board is not aware of any provision in our governing documents that requires a unanimous vote of all Members, or of all homeowners if not governed by the *CC&Rs* or *Bylaws*.

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**Old Business:**

**B.** P.M. reported that criminals attempted to access the community mailboxes again, but that the new "4C" models prevented any theft. However, damage to panel B requires its replacement.

Motion (Rosenberg/Buenrostro): That the Board approves payment to Offsite Productions for all repairs to and/or replacement of the community mailboxes; provided, however, that the total cost does not exceed the Association's applicable insurance deductible for the vandalism.

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

Motion (Rosenberg/West): That the Board directs the P.M. to contact the four homeowners whose houses are directly adjacent to the mailbox stack (12520 Longacre Ave, 12510 Longacre Ave, 18570 Caspian Ct, and 18549 Clydesdale Road) and ask each if at least one would consent to having the Association install a security camera system on their property to monitor the mailbox stack.

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

Notes: A homeowner suggested contacting Zabihulla Kator from Lot 25 since he supposedly runs a security service.

1. A discussion took place regarding the installation of community security cameras.
  2. P.M. notified the Board that the USPS locks were installed on the parcel lockers prior to the most recent vandalism.
- C.** Reserve Study update: The site visit was completed on October 28, 2009. The draft report is expected by December 23, 2009.
- D.** The re-staking of City trees will be completed by LDI, paid for by the Declarant.
- E.** The Declarant will direct LDI to replace removed flowers at community entrance.
- F.** Letters have been sent to homeowners who are currently in violation of CC&Rs 5.17.
- G.** P.M. informed the Board that the street sweeping schedule is every 4 to 6 weeks.
- H.** Board Directive: That the P.M. ask K. Hovnanian to schedule street sweeping services during the interim before such services start being provided by the City.
- I.** More residents have been added to the emergency contact list, however 24 homes have not yet responded to the request for an e-mail address and/or phone number.
- J.** The Association will not publish a newsletter for the month of November.

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**New Business:**

**A. Motion** (Rosenberg/Buenrostro): That, at such time as the Declarant has (i) paid all outstanding utility bills associated with the common areas; (ii) completed all work as determined by the report submitted by Mike Holmes of LandArch on November 5, 2009; and (iii) completed all work agreed to on the final walkthrough that occurred on November 3, 2009 at 2:00pm, and all governmental authorities have provided all required approvals and written confirmation that the work performed by the Declarant with respect to the Aliso community is satisfactory, the Board approves the turnover to the Association of all common areas within the Aliso community currently and previously maintained by the Declarant, excluding sections designated for mitigation and those areas at the entrance to Aliso along Sesnon Boulevard, and accepts all responsibility for future maintenance of such areas.

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

**Board Directive:** The Board asked whether the newly-disclosed common-area slope next to Lot 20 was inspected by Mike Holmes of LandArch, and directed the P.M. to investigate. If no inspection was done, then the Board directed the P.M. to ask K. Hovnanian to pay Mike Holmes to inspect that area for compliance.

**Motion** (Rosenberg/Buenrostro): That the Association allow the Declarant access to all mitigation areas and such areas' respective irrigation controllers, for purposes of maintenance, through December 31, 2012; provided, however that no watering zones outside of such mitigation areas may be adjusted by Declarant without the explicit consent of the Board.

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

**Notes:** The Board discussed the quality of the water controllers, voicing concern that such might not comply with the City's ordinance amending Chapter XII, Article I of the Los Angeles Municipal Code (the watering restrictions currently in place) because the controls do not have rain sensors. The John Deere representative who recently inspected these controls also told a Board Member that only the base model was installed, and that he personally felt some other necessary upgrades should have been included.

**Motion** (Rosenberg/White): That the Association directs the Declarant to submit to the Association for approval a color plan for modifying the entrance to Aliso at the intersection of Longacre Avenue and Sesnon Boulevard so that it complies with the equestrian access easement shown on the final landscaping plans approved by the City of Los Angeles.

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

**Notes:** The Board considered asking K. Hovnanian to place in escrow a sufficient amount of money to pay for modifying the entrance so that the Association would not incur any costs should the City require the equestrian trail at some point in the future.

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Motion (Rosenberg/Buenrostro): That the Board ask the Declarant to investigate the feasibility of installing a sub-meter on each irrigation control to accurately determine the separate water usage in Association areas and mitigation areas.

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

Motion (Rosenberg/Buenrostro): That the Board asks the Declarant to provide a written agreement that indemnifies and holds harmless the Association from all damages, liabilities, claims, costs, and expenses incurred by the Association resulting from the Declarant's failure to satisfy all conditions and requirements imposed by the City of Los Angeles or any other city, state, or governmental authority with respect to the property constituting, or adjacent to, the Aliso community, including, without limitation, all equestrian easements.

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

Board Directive: That the P.M. inform Declarant that the Board will not vote for any future turnover (such as the Aliso community entrance) until such time as a representative from K. Hovnanian attends a Board meeting on which this issue is agendized.

**B. Motion** (Rosenberg/Buenrostro): That the Board accepts the proposal from MA & Associates for an Audit & Tax in the amount of \$880.00.

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

**C.** Update on Aliso website: New informational column and important links added.

**Committee Reports:**

- The Landscape Committee – turnover walkthrough report was submitted.
- The Architectural Committee – no new architectural applications were received.
- The Social Committee – no report.
- The Community Issues Committee – Saleem Shah joined the committee.

**Next Meeting:**

The next Board of Directors General Session meeting will be held on December 9, 2009 at 12458 Longacre Avenue at 7:00pm.

**Adjournment:**

With no further business to discuss, the President adjourned the General Session meeting at 9:31pm.

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

\_\_\_\_\_  
Date