

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

The Aliso Homeowners Association General Session Board meeting was held on December 9, 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*
Robin Harman, *Treasurer*
Bobbi West, *Secretary*

Directors Absent: Joyce White, *Vice-President*
Vince Buenrostro, *Member-at-Large*

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

Approval of Previous Meeting's Minutes:

The November 11, 2009 General Session minutes were approved by unanimous consent.

Executive Session Recap:

The President summarized decisions made by the Board in Executive Session.

Member Input on Agenda Items:

A Member asked about the equestrian easement on his property and how it would affect his proposed landscaping. The Board advised that the community's recorded *Master Covenant & Agreement* includes *Correct Condition No. 28a-i* which states:

"A minimum width 2,000 contiguous square-foot level area, at least 24 feet in width at all points shall be permanently set aside in addition to the useable pad for each residential lot excluding side yards. It shall remain free and clear of all residences and permanent structures, shall be graded to permit quick and adequate drainage and shall be in conformance with the provisions of Section (13.05)(12.21.C5(a)) of the LAMC. Only landscaping, open and roofed unclosed (except for structural supports) patio uses and a swimming pool shall be permitted to encroach into this area, and only if an area 12 by 24 feet is retained as an equine stable area or horse corral and if an area 12 by 12 feet is also retained for storage, preferably covered. Both the 2,000-square-foot level area and the 12 by 24 feet equine stable area shall be a minimum 35 feet from any habitable room on this and neighboring property in a 'K' district (75 feet elsewhere). A 10-foot unobstructed vehicular access path to the corral shall be reserved, to be located on the same side as the driveway."

The Board also advised the homeowner to indicate such required items on the landscaping plans they submit to the City for their permits, as this has been shown to facilitate faster approval.

Foreclosure Items: None.

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Approval for Filing Liens: None.

Financial Statements:

- Board Directive: That, with the next assessments statement and at no cost to the Association, the P.M. send to Members the actual approved Fiscal Year 2010 Budget as approved by the Board (i.e., the actual document in the exact form as distributed to Members at the October 7, 2009 General Session meeting).
- Board Directive: That the P.M. present options to the Board for investing the Association's bank account balance at the best rate available with no fees or load.
- Motion (Harman/West): That the Board approves the November 2009 Financials.
[Motion carried: 3 For, 0 Against, 0 Abstain]

Management Report:

- Board Directive: That the P.M. inform the U.S. Post Office that the Board does not object to 18542 Shetland Place having two mailboxes, and requests that the mail carrier deliver all mail for this address to Panel E, Box 6.
- Board Directive: That the P.M. consult with Offsite Productions regarding the best way for Members to obtain additional copies of their mailbox keys.
- Board Directive: That the P.M. consult with the U.S. Post Office regarding the installation of different locks on the mailbox parcel lockers that will result in said lockers being adequately secured between a resident's use of such and the next mail delivery.
- Board Directive: That the P.M. follow up on all outstanding Motions and Board Directives from the November 11, 2009 General Session meeting for which resolutions have not been reported, including (i) the feasibility of the HOA acquiring the community's streets from Declarant instead of the City accepting such, and receiving approval to install a gate at the entrance to the Aliso community; (ii) determining what approval would be required from Members to proceed with the installation of a gate at the entrance to the Aliso community; (iii) the legal ramifications of asking a Member to allow the Association to install a community security camera system on his or her property for the purpose of monitoring the mailbox stack; (iv) all nine turnover-related items directed at the Declarant from said meeting's New Business, Section A; and (v) the first two turnover-related items directed at the Declarant from said meeting's Old Business, Section A.

Old Business:

- A.** P.M. reported that criminals attempted to access the community mailboxes again, but without success. Panel A Box 6 was repaired at a cost of \$375.00 to the Association.
- Motion (Rosenberg/Harman): That the Board approves payment to Offsite Productions for the repair of Panel A Box 6 of the community mailboxes.
[Motion carried: 3 For, 0 Against, 0 Abstain]
- B.** The P.M. reported that street sweeping was carried out by the Declarant.

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- C. Motion (Rosenberg/West): That the Board approves "Funding Plan #2" as proposed by R.S.I., which keeps the monthly assessments at \$196.00 per Member and does not change the current reserve funding allocations.
[Motion carried: 3 For, 0 Against, 0 Abstain]
- D. As no Members were present during this portion of the meeting, no emergency contact information was solicited.
- E. Declarant did not provide an update on brush clearance, common areas, or turnover.
1. The P.M. reported that the Association has still not received the City-approved landscaping plans promised by Declarant.

New Business:

- A. No motion was made to approve the final turnover of the Aliso entrance from the Declarant to the HOA because no K. Hovnanian representative attended the meeting.
- B. The Board was not given any additional turnover-related requests from Declarant.
- C. No motion was made regarding the amount of water used on common area slopes.
- D. Motion (West/Rosenberg): That the Board schedules the Aliso Annual Meeting for February 10, 2010 at 7:00pm, and that we schedule March 10, 2010 at 7:00pm as an alternate date for if the February meeting does not achieve the required quorum.

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 – no members were present to give a report.

Next Meeting:

The next Board of Directors General Session meeting will be held on January 13, 2009 at 12458 Longacre Avenue at 7:00pm.

Adjournment:

With no further business to discuss, the President adjourned the General Session meeting at 7:51pm.

Board Member Signature

Date