

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
January 13, 2010**

The Aliso Homeowners Association General Session Board meeting was held on January 13, 2010 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:20pm by Eric Rosenberg.

Directors Present: Eric Rosenberg, *President*
Joyce White, *Vice-President*
Bobbi West, *Secretary*
Robin Harman, *Treasurer*
Vince Buenrostro, *Member-at-Large*

Directors Absent: None

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

Approval of Previous Meeting's Minutes:

- The December 9, 2009 General Session minutes and December 14, 2009 Emergency General Session minutes were approved by **unanimous consent**.
- The Board reviewed all past General Session minutes on file, comparing them to new proposed versions of such that (i) maintain formatting consistency for clarity, and (ii) correct grammatical, typographical, and factual errors.
 - The P.M. voiced a concern that the Board was altering original records of past meetings for which the current Directors had no first-hand knowledge in most cases, and advised the Board not to supersede such records with the proposed reformatted minutes.
 - Rosenberg defended the reformatting by pointing out significant errors made by past Euclid Management Co., Inc. representatives which clearly require correction, such as Vanessa Brookman recording in the October 4, 2007 Executive Session minutes that "It was motioned by Tom Scrivener and seconded by Paula Hoffman to approve the November 2006 meeting minutes as presented" when those two people have never served on an Aliso HOA Board, nor did our Association even exist in November 2006. Rosenberg also felt that having a consistent layout would enable future Boards and homeowners to more easily identify past directives, motions, and actions taken.
 - After this discussion, the Board approved the reformatted and corrected versions of all previous General Session minutes as presented by **unanimous consent**, and directed Rosenberg to post these General Session minutes on the HOA's website.

President's Report / Executive Session Disclosure:

- Rosenberg reported that ballots for the February 10, 2010 Annual Meeting were sent out, and that all homeowners should have received theirs by now. He directed homeowners who hadn't received a ballot to contact the P.M.
- Rosenberg disclosed the following actions taken in Executive Session:
 - Thanks to recent Member payments, total delinquencies have decreased to \$11,187.00.
 - The Board suspended the voting rights and Association privileges of five homeowners who are delinquent in paying their monthly assessments.

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- The Board was unable to consider suspension of voting rights and Association privileges for four homeowners who have current unresolved violations because Euclid Management Co., Inc. failed to send hearing notices as directed by the Board.
- The Board directed the P.M. to send a notice of violation to a homeowner whose dog's barking is creating a nuisance within the community.
- The Board directed the P.M. to file Small Claims Court actions against two homeowners who are egregiously delinquent in paying their monthly assessments.
- The Board identified deficiencies in Euclid Management's handling of recently submitted Architectural Applications, which include not notifying the Board prior to returning a Member's submission, and possibly losing track of two other ones.
- Euclid Management Co., Inc. advised that it was unable to better differentiate monthly assessments statements for those who have enrolled in convenient automatic payments.
- The Board identified some administrative issues it had with the Association's legal counsel and Euclid Management Co., Inc.
- The Board approved a bid for a dedicated nightly security patrol after determining that the Association had enough liquid capital to afford such, at least for the foreseeable future.
- The Board considered modifying the mailbox stack for security purposes, approving funds for a preliminary investigation into which permits the City would agree to issue.
- Since the Declarant, K. Hovnanian, no longer controls the Board, the Board asked Euclid Management Co., Inc. to present a new bid for ongoing property management services based on their current workload and community conditions.
- The Board approved funds for LDI to amend and fertilize non-Common Area slopes since some are starting to erode, and the homeowners on whose properties such slopes reside have not adequately serviced these areas adjacent to public sidewalks and streets.

Owner Forum / Public Comment:

Homeowners presented the following issues to the Board:

- Whether every effort was being made to secure the delinquent accounts receivable currently owed by an undisclosed number of residents. (The Board advised that, in its earlier Executive Session Disclosure, appropriate measures were being taken.)
- Whether the Post Office would allow homeowners to install individual mailboxes for each home along the street, rather than congregating them all at the current location. (The Board advised that the USPS had refused this request for both K. Hovnanian and the Association.)
- Why repairs to the USPS locks on the mailbox stack were taking so long. One homeowner offered to provide the Board with a contact who might be able to help expedite the process. (The Board advised that, while previous break-in attempts had resulted in damage to the entire panels which the Association could repair quickly, the current attempt only damaged the Post Office's proprietary locks, and the USPS is dragging its heels in facilitating repairs. The Board will look into hiring a locksmith to expedite the process, but because the locks are Federal property, the Association still must rely on coordinating with the Post Office.)
- Whether improvements could be made to the mailbox area to prevent future vandalism. (The Board noted that this situation would be discussed later under Old Business.)

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- Whether it would be possible to gate the entrance to the Aliso community. (The Board advised that the City of L.A. had refused this request from K. Hovnanian before the community was even built, that 100% of eligible Members would have to approve such an expense, that the projected expense would be prohibitive, and that the City had expressed no interest in allowing the Association to reappropriate our public streets as private roads.)

Treasurer's Report:

- **MOTION (Harman/Rosenberg)**: That the Board approves the December 2009 HOA Financial Report as presented.
[Motion carried unanimously]
- **MOTION (Rosenberg/Harman)**: That the Board directs the P.M. to invest \$50,000.00 of the Association's cash accounts in a one (1)-year Certificate of Deposit at the best possible rate.
[Motion carried unanimously]
- The P.M. advised that the Board's approved FY2010 Operating Budget was included in all Members' latest assessment statements mailing.

Vice-President's Report: None.

Secretary's Report: None.

Management Company's Report:

- The P.M. advised Members that most professional locksmiths should be able to duplicate a homeowner's mailbox key, if necessary.

Old Business:

- The P.M. advised the Board that, aside from the Declarant verbally acknowledging that brush clearance had been completed satisfactorily, no other answers to the Board's previous questions, directives, and motions have been given at this time.
- The P.M. advised that the Los Angeles Department of Water & Power refused to discuss the delinquent bill such utility sent to 12380½ Longacre Avenue on several past occasions, because the Declarant still holds the account. At such time that final turnover occurs, an account for the meter located at this location (and all other Common Area locations) will be opened in the Association's name, at which time the LADWP will discuss water usage and HCF allowances with us.
- **BOARD DIRECTIVE**: That the P.M. forward the January 13, 2010 General Session agenda to the Declarant so K. Hovnanian will be aware of all unresolved issues identified by the Board.
- **MOTION (Rosenberg/Harman)**: That the Board directs the P.M. to reimburse \$100.00 to the homeowner who hosts the Annual Meeting on February 10, 2010 and, if necessary, reimburse \$100.00 to the homeowner who hosts the Reconvened Annual Meeting in March.
[Motion carried unanimously]
- The Board reported that a security company had been hired in December 2009 to provide covert surveillance at the mailboxes with the goal of catching the criminals attempting to break

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in to such in the act. Unfortunately, while a break-in was witnessed by the officer on duty at 3:00am on December 26th, he was not able to read the license plate of the car (a silver 1980s Mercedes-Benz with one front headlight out) due to his location and the blue illumination of the vehicle's license plate. Security Specialists agreed to refund the Association for two nights.

- As noted during Public Comment, the Association is waiting for the USPS to repair the two locks on Panel E of the mailbox stack.
- The P.M. advised that he and the USPS are investigating different locks to use on the parcel lockers to make them more secure when used (so they're not left wide open after a resident retrieves h/her parcel). One homeowner asked why the parcel lockers had to use a USPS lock instead of a standard lock, the key to which could then be put in an outgoing mail slot after use.
- Reserve Studies, Inc. has finished their report and will e-mail it to the Board.
- As noted in Public Comment, the Association has hired a security patrol to monitor any suspicious cars parking on Sesnon Blvd or at the bottom of Longacre Ave. The request for the City to install "No Parking" signs is supposedly in progress, according to the GHNNC.
- The request for a "No Outlet" sign at Classics Dr is in progress, according to the GHNNC.
- The Board solicited contact information from homeowners for the emergency contact list.

New Business:

- No new motions were made regarding final turnover of any Common Areas from the Declarant to the Association because no K. Hovnanian representative attended this meeting.
- The Board has not received any new turnover-related requests from the Declarant.
- The P.M. advised that he received copies of two Candidate Forms today in his inbox at the Euclid Management office in Valencia, CA. The first had been mailed in by Joyce White in mid-December, and the second had been faxed in by Robin Harman on January 4th. Considering that ballots were finalized on January 5th and already mailed out to Members, the Board expressed severe displeasure with Euclid Management's consistent inability to track and expeditiously route its mail and faxes internally. The Board also expressed displeasure with Euclid Management's inability to quickly confirm receipt of faxes to homeowners who call to verify such. The P.M. advised that all calls are routed through the Upland, CA office, which is why verifying receipt of a fax at the Valencia office takes time. Due the Board's request for Euclid Management Co., Inc. to submit a new bid for future property management services, the Board postponed consideration of motions to change the standard mailing address for Members to use when sending various forms to the Association and/or exclude Euclid Management from overseeing Association elections and Architectural Applications.
- The P.M. advised that the white gate at the end of Sesnon Blvd just past Longacre Ave would eventually be secured by the Fire Department, probably after final turnover.
- The Board advised that all Directors were very pleased with the efforts being made on our behalf and the amount of attention being given to us by Ronald Rector, and that all current complaints about the property management company's service were directed at Euclid Management Co., Inc. and should not be construed as a criticism of Rector's personal performance. The Board has concerns about Euclid Management's communication, internal procedures, efficiency, and staff judgment, but those concerns are not directed at Rector.

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Committee Reports:

- The Landscape Committee presented its report.
- The Architectural Committee presented its report, asking why the Association was charged \$35.00 by Euclid Management Co., Inc. for an Architectural Application that had never been forwarded to the Committee, and why at least one other such application seems to have been lost by Euclid Management.
 - The P.M. responded that the \$35 was a “handling fee” charged by Euclid for reviewing an application for completeness and updating the architectural log.
 - White pointed out that the Association was also incurring an additional postage charge from Euclid Management when the application was mailed to the Committee.
 - Rosenberg expressed surprise that this \$35.00 service wasn’t included as part of the \$600.00 fee that the Association pays Euclid each month.
 - The Committee advised that any such applications sent by homeowners which did not result in either a rejection or request for additional information letter being received were considered approved after 30 days as required by our CC&Rs.
 - **BOARD DIRECTIVE:** That the P.M. *always* consults with the Architectural Committee before returning an Architectural Application to a Member, and that Euclid Management Co., Inc. improve its speed and efficiency for processing Architectural Applications.
- The Social Committee anticipated coordinating a “block party” once the weather improves.
- The Community Issues Committee has not met yet.
- Vince Buenrostro announced that he would no longer act as Neighborhood Watch Captain, and asked another homeowner to take over the responsibilities.

Schedule Next Meeting(s):

The next Aliso HOA Board of Directors General Session meeting is anticipated to be on February 10, 2010 immediately following the Annual Meeting (as required by our Bylaws).

Adjournment:

Having no further business, the President adjourned the General Session meeting at 9:04pm.

Board Member Signature

Date