

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
February 10, 2010**

The Aliso Homeowners Association General Session Board meeting was held on February 10, 2010 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:57pm by Eric Rosenberg.

Directors Present: Eric Rosenberg, *President*
Bobbi West, *Secretary*
Robin Harman, *Treasurer*

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 January 13, 2010 General Session minutes were approved by **unanimous consent**.

President's Report / Executive Session Disclosure:

- The following actions were taken in Executive Session which followed the General Session:
 - Thanks to recent Member payments, total delinquencies have decreased to \$11,042.00.
 - *Euclid Management Company, Inc.* cancelled their contract with the Association effective March 31, 2010. The Board also voted to cancel this contract and instructed the P.M. to turn over all relevant documents and materials to the property management company eventually hired by the Board. The Board noted that all Directors enjoyed working with Ron Rector, and that all concerns with Euclid Mgmt were directed at its general staff, policies, procedures, and limitations.
 - The Board cancelled our contract with our legal counsel *Rapkin, Gitlin & Beaumont* effective March 31, 2010 due to concerns with the accuracy of recent legal opinions.
 - The Board directed the P.M. to suspend all actions against delinquent homeowners due to the recent cancellation by *Euclid Management Company, Inc.* of their contract, and the Association's cancellation of our contract with the law firm *Rapkin, Gitlin & Beaumont*.
 - The Board directed the P.M. to suspend the investment of \$50,000 in a 1-year CD (as approved at last month's meeting) due to the cancellation of our contract with the P.M.
 - Due to our recent reserve study showing that the Association is 664% overfunded, the Board voted to temporarily suspend contributions to the reserve account.
 - The Board announced its intention to hold a Special Meeting on a Monday or Tuesday evening later this month to consider bids from prospective property management companies and law firms.

Owner Forum / Public Comment:

Homeowners presented the following issues to the Board:

- 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.)

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- Why repairs to the USPS locks on the mailbox stack were taking so long. (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 took five weeks to facilitate repairs. Because those locks are Federal property, the Association had to rely on the Post Office.)
- Whether improvements could be made to the mailbox area to prevent future vandalism. (The Board noted that we are waiting on a bid from a contractor to consider this possibility.)
- 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 it was the Board's understanding that 100% of eligible Members would have to approve such an expense, that the projected expense would be prohibitive, that the City had expressed no interest in allowing the Association to reappropriate our public streets as private roads, that the Fire Department and Post Office had expressed opposition, and that a gate wouldn't even provide complete assurance of security as evidenced by problems our gated neighbors in The Classics community have experienced.)
- 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.)

Election of Offices of the Board of Directors:

- **MOTION (West/Harman):** That Eric Rosenberg act as President, that Joyce White act as Vice-President, that Bobbi West act as Secretary, and that Robin Harman act as Treasurer. [*Motion carried unanimously*]

Treasurer's Report:

- **MOTION (Harman/West):** That the Board approves the January 2010 HOA Financial Report as presented. [*Motion carried unanimously*]

Management Company's Report:

- The P.M. advised Members on the status of those directives that could be discussed publicly in General Session.
- The Board discussed the cancellation of our contract with *Euclid Management Company, Inc.*

Old Business:

- The Board reported that the security company hired in December 2009 to provide covert surveillance at the mailboxes identified the license plate, vehicle, and driver that participated in an attempted break-in on January 23, 2010. The police were notified and are investigating. Additionally, two other vehicles were partially identified that participated in an attempted break-in on February 5, 2010.
- The Declarant, *K. Hovnanian*, did not send a representative to the meeting to make a presentation on the status of final turnover. However, the Declarant did provide poster boards with representations of HOA maintenance areas, fuel mitigation areas, and other such items.

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New Business:

- **MOTION (Rosenberg/West):** That the Board asks the Declarant to repair the defective walkway in front of 18586 Caspian Court as part of its preparations for final turnover, so that the danger of tripping where the homeowner's Declarant-installed walkway has partially sunk below the level of the public sidewalk is mitigated. [*Motion **carried** unanimously*]
- **MOTION (Rosenberg/West):** That the Board asks the Declarant to reimburse the Association \$849.01 for *Landscape Development, Inc.*'s recent re-securing of street trees, the cost of which Guillermo "Billy" Aguirre of *K. Hovnanian* agreed to cover (at the final turnover walkthrough that occurred on November 3, 2009 at 2:00pm). [*Motion **carried** unanimously*]

Schedule Next Meeting(s):

The next regular Aliso HOA Board of Directors General Session meeting is anticipated to be on March 10, 2010 at 7:00pm. An interim Special Meeting is expected to be held on a Monday or Tuesday evening later this month.

Adjournment:

Having no further business, the President adjourned the General Session meeting at 8:32pm.

Board Member Signature

Date