

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
April 14, 2010**

The Aliso Homeowners Association General Session Board meeting was held on April 14, 2010 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:07pm by Eric Rosenberg.

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

Directors Absent: none

Ross Morgan & Co. Representative: Michelle Atkinson, *Property Manager ("P.M.")*

Approval of Previous Meeting's Minutes:

- **MOTION (Rosenberg/Harman):** That the Board approves the March 10, 2010 General Session Board meeting minutes as written. [*Motion carried: 5 for, 0 against*]

Owner Forum / Public Comment:

- An Owner asked if homeowners could legally remove a dead or dying oak tree from a front yard, or if it violates either the City's mitigation requirements or the Aliso governing documents. The Board recommended consulting with the P.M. and/or City Department of Public Works.
- An Owner asked who to call to have trash removed that was dumped on Sesnon Blvd. The Board suggested calling 3-1-1 (the City of LA's general-purpose non-emergency number).
- An Owner asked if any other homeowners had experienced noise from chimneys and vents due to high winds in the area. All homeowners present acknowledged hearing the same noises. The Owner asked if anyone had found a solution. One homeowner suggested installing louvered fairings on all external vents and chimneys.

Guest Speaker:

- Marilyn Bitner from *Plan A Locations* (filming locations agent) spoke about filming in private homes, how Owners are typically compensated and protected from damage, and the HOA's role in the process. Members interested in using Ms. Bitner's services were given business cards and contracts to consider.

Old Business:

- The Association's contract with *Ross Morgan & Company, Inc.* began on March 1, 2010.
- The Association's contract with *Fruchter & Sgro Law Group* began on March 3, 2010.
- The Association's contract with *Euclid Management Company, Inc.* ended on March 31, 2010.
- The Association's contract with *Rapkin, Gitlin & Beaumont* ended on March 31, 2010.

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 2 of 3**

- No Declarant representative attended the meeting to discuss the status of final turnover.
- **MOTION (Rosenberg/White):** That the Board directs Ross Morgan & Company, Inc. to coordinate with Declarant, the Board, the Association's landscape maintenance company, and Mike Holmes of LandArch to schedule a walkthrough of the community in preparation for final turnover of all remaining common areas from Declarant to the Association.
[Motion **carried**: 5 for, 0 against]

President's Report / Executive Session Disclosure:

- The following actions were taken in Executive Session:
 - According to the March 9, 2010 delinquency report provided by *Euclid Management*, seven Members are currently delinquent, owing \$10,179.00 in late assessments, \$1,067.00 in legal fees, \$440.00 in lien fees, and \$580.00 in late charges, for a total of \$12,266.00 owed to the Association.
 - The Board approved filing legal action against the two most-egregiously delinquent Members who together owe \$10,000.00 in assessments and fees. Liens were previously recorded against both Members, and both failed to attend the respective hearings to which they were recently called.
 - The Board discussed a new Assessments Collection Policy that will be brought up for a vote during this meeting's Treasurer's Report.
 - The Board discussed a revised 2010 Operating Budget that will be brought up for a vote during this meeting's Treasurer's Report. Such budget takes into consideration increased management fees; our new dedicated and extended security patrol; increased legal costs for managing final turnover and taking action against delinquent homeowners; and the anticipated costs of irrigation and electricity.

Vice-President's Report:

- The Vice-President had no additional items to discuss.

Treasurer's Report:

- **MOTION (Harman/White):** That the Board approves the March 2010 HOA Financial Report as presented. [Motion **carried**: 5 for, 0 against]
- **MOTION (Harman/West):** That the Board accepts and approves the audit report of the Aliso HOA's financial statements through December 31, 2009 by Ma & Associates as submitted by such firm on February 16, 2010, and directs Ross Morgan & Company, Inc. to distribute such report to the Membership. [Motion **carried**: 5 for, 0 against]
- **MOTION (Rosenberg/West):** That the Board adopts the revised Aliso HOA Assessments Collection Policy as submitted by Rosenberg, directs Ross Morgan & Company, Inc. to distribute such to all Members by May 9, 2010 at the latest, and directs the Secretary to include an agenda item on both the May 12, 2010 and June 9, 2010 General Session meetings for Member comment regarding such policy. [Motion **carried**: 5 for, 0 against]

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
March 10, 2010
Page 3 of 3**

Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- *Ross Morgan & Co.* noted that future General Session agendas should have the balance of the Association's bank accounts noted on the agenda.

New Business:

- The duties of all Board officers were explained. All current officers were polled and none indicated having any problem fulfilling their respective responsibilities. Board President Rosenberg indicated he intends to delegate more work in the future to the other officers due to the unexpected amount of time he's had to work on HOA issues.
- Members were asked to add their contact info to the Association's emergency contact list.

Committee Reports:

- Landscape Committee: met on April 4, 2010 at 2:15pm with LDI, Stay Green, Tajo, and the P.M. to walk the property for the purpose of soliciting bids for ongoing maintenance.
- Architectural Committee: no architectural applications were received since the last meeting.
- Social Committee: promised a report at next month's meeting
- Community Issues Committee: no members present

Schedule Next Meeting(s):

The next regular Aliso HOA Board of Directors General Session meeting is anticipated to be held on Wednesday, May 12th, 2010 at 7:00pm, location TBD.

Adjournment:

Having no further business, the President adjourned the General Session meeting at 8:09pm.

Board Member Signature

Date