

**ALISO HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
GENERAL SESSION  
May 12, 2010**

The Aliso Homeowners Association General Session Board meeting was held on May 12, 2010 at 12301 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:13pm by Eric Rosenberg.

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

**Directors Absent:** Bobbi West, *Secretary*

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

**Recording Secretary:** Lisa Holtke, *RSI*

**Others Present:** Several homeowners were present.

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

- **MOTION (Rosenberg/White):** That the Board approves the April 14, 2010 General Session Board meeting minutes as written. [*Motion **carried**: 4 for, 0 against*]

**Owner Forum / Public Comment:**

- Homeowners discussed stucco and siding concerns.
- Homeowners discussed rattlesnake fencing and safety.
- Homeowners agreed that a future newsletter item should encourage residents not to park in front of the mailbox structure, and to discourage visitors from parking there.

**President's Report/ Executive Session Recap:**

- Executive Session Recap – President Eric Rosenberg reported that an Executive Session was held on May 12, 2010 at 6:00pm: Minutes were approved, delinquencies were reviewed, member discipline was discussed, and third-party contracts were entertained.

**Vice-President's Report:**

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

**Treasurer's Report:**

- The Operating Account balance is \$99,703.
- The Reserve Account balance is \$36,838.

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**Treasurer's Report (Cont.)**

- Legal action against Account #00165-3401 is scheduled for June 17, 2010, at the Chatsworth Courthouse, in Small Claims, at 1:30pm. Legal action against [Euclid Mgmt] Account #AL-6120-0023-01 will be filed on May 13, 2010 with the P.M. requesting the same date, time, and location as the previous action.
  - Foreclosure Items: None
  - Approval for Filing Liens: None
  - Discussion and approval of current Financial Statement.
  - **MOTION (Rosenberg/Harman)**: That the Board approves the most recent Aliso HOA Financial Statement as presented. [*Motion carried: 4 for, 0 against*]
  - **MOTION (Rosenberg/White)**: That the Board adopts the proposed third revision to the Aliso HOA 2010 Operating Budget without modification, and directs the P.M. to distribute such to the Membership. [*Motion carried: 4 for, 0 against*]
  - Member comments were solicited regarding the revised Aliso HOA Assessments Collection Policy which will go into effect on June 15, 2010 (which is after the Membership had at least 30 days to review and comment).
  - **MOTION (Rosenberg/White)**: That the Board adopts the May 1, 2010 revision of the Aliso HOA Assessments Collection Policy effective June 15, 2010, confirms that this policy was distributed to all Members prior to tonight's meeting, and directs the Secretary to include an agenda item regarding such policy on the June 9, 2010 General Session meeting for final Member comment.  
[*Motion carried: 4 for, 0 against*]
    - **MOTION TO RECONSIDER (Rosenberg/White)**: That the Board reconsiders the previous motion. [*Motion to Reconsider carried: 4 for, 0 against*]
      - **MOTION TO AMEND (Rosenberg/Harman)**: That “, and directs the Secretary to include an agenda item regarding such policy on the June 9, 2010 General Session meeting for final Member comment” be stricken from the above motion. [*Motion to Amend carried: 4 for, 0 against*]
- [*Motion carried as amended: 4 for, 0 against*]

**Secretary's Report:**

- The Secretary had no additional items to discuss.

**Management Company's Report:**

- The P.M. had no additional items to discuss.

**Old Business:**

- Mailbox vandalism and security was discussed.
- Discussed effectiveness of and considered changes to the current security patrol surveillance of the Association mailboxes.

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**Old Business (Cont.)**

- **MOTION (Rosenberg/Zimmerman)**: That the Board suspends the nightly dedicated security patrol provided by Security Specialists, effective June 3, 2010, and replaces such with their six-hour periodic patrol bid at \$2,400 per month.
  - **MOTION TO AMEND (White/Harman)**: That the sentence “*The Board will review the new patrol services within ninety days.*” be added to the end of the motion. [*Motion to Amend carried: 4 for, 0 against*]

[*Motion carried as amended: 4 for, 0 against*]

- The Association has completed the transition from *Euclid Management Co., Inc.* to *Ross Morgan & Co., Inc.*
- The Association has completed the transition from *Fruchter & Sgro Law Group* to *Richardson & Harman PC* for legal counsel.
- Annual Brush clearance is in progress by *Landscape Development, Inc.*
- **MOTION (Rosenberg/Zimmerman)**: That the Board directs *Richardson & Harman* to request from Declarant all records with respect to its assertion that *K. Hovnanian* is not responsible for fuel mod (that is, “brush clearance”) this year, and that such brush clearance is now the Association’s responsibility; with the understanding that the Association may require reimbursement from Declarant of brush clearance costs if (i) no such records are furnished by Declarant, or (ii) such records, when produced, indicate that Declarant is still responsible for brush clearance.  
[*Motion carried: 4 for, 0 against*]
- Turnover update from *K. Hovnanian* (the “Declarant” or the “Developer”) – No representatives of the Declarant were present. The Board discussed the current status of the remaining common areas.
- According to the affected homeowner, the Declarant has agreed to repair the defective walkway in front of his house, 18586 Caspian Court.
- Status of scheduling of final turnover walk with Declarant was discussed.
- **MOTION (Rosenberg/Zimmerman)**: That the Board approve engaging Mike Holmes of LandArch to represent the Association’s interests on the May 21, 2010 inspection walk; provided, however, that such representation does not exceed \$950 for all such services rendered. [*Motion carried: 4 for, 0 against*]

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**Old Business (Cont.)**

- **MOTION TO RECONSIDER (Rosenberg/Zimmerman)**: That the Board reconsiders the motion passed by the Board on November 11, 2009 for which my vote was recorded on the prevailing side: "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 to Reconsider **carried**: 4 for, 0 against]*

- **MOTION TO AMEND (Rosenberg/White)**: That the motion under reconsideration be amended to read, "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 inspection 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 from the Declarant of the common area referred to as POC-B and accepts all responsibility for future maintenance of such area, but does not approve the turnover of all other common areas within the Aliso community currently and previously maintained by the Declarant, including sections designated for mitigation, those areas at the entrance to Aliso along Sesnon Boulevard, and the horse trails and slopes adjacent to 12301 Longacre Avenue."

*[Motion to Amend **carried**: 4 for, 0 against]*

*[Reconsidered Motion **carried as amended**: 4 for, 0 against]*

- The Board discussed reimbursing Declarant \$9,900.50 for past water & electrical expenses for the POC-B slope that was turned over to the Association in 2009.
- **MOTION (Rosenberg/Zimmerman)**: That the Board directs *Richardson & Harman* to request from Declarant all records with respect to *K. Hovnanian's* demand for reimbursement of \$9,900.50 for historical water & electric costs, including copies of actual LA DWP water bills and any written documentation confirming the original date of transfer for POC-B, with the understanding that the Board cannot reimburse Declarant for said historical costs without such documentation.

*[Motion **carried**: 4 for, for 0 against]*

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**Old Business (Cont.)**

- **MOTION (Rosenberg/Zimmerman):** That the Board authorizes Matt Ober of *Richardson & Harman* to contact *K. Hovnanian's* division counsel, Drew Jones (or any other appropriate individual representing Declarant), to directly discuss and attempt to resolve any open issues related to final turnover of all common areas from the Declarant to the Association. [*Motion carried: 4 for, 0 against*]
- Considered approval of the final turnover of the entrance to the Aliso community from Declarant to the Association – No action was taken.

**New Business:**

- None.

**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 received since the last meeting.
- Social Committee: Promised a report at next month's meeting
- Community Issues Committee: No members present
- Newsletter: The Board will contact *Coldwell Banker* regarding their free Newsletter service for HOAs and to include notices regarding Neighborhood Watch captains, rattle snake warnings, and parking near the mailbox area.

**Schedule Next Meeting:**

The next regular Aliso HOA Board of Directors General Session meeting will be held on Wednesday, June 23, 2010 @ 7:00pm at a location TBD.

**Adjournment:**

Having no further business to discuss, the President adjourned the Aliso HOA General Session Board meeting at 8:28 pm.

Submitted by: Lisa Holtke, Recording Secretaries, Inc. (RSI)

Approved by:

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Bobbi West, *Secretary*

Date

**Aliso Homeowners Association**