

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
June 23, 2010**

The Aliso Homeowners Association General Session Board meeting was held on June 23, 2010 at 12380 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:21pm by Eric Rosenberg.

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

Directors Absent: None.

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

Recording Secretary: Lisa Holtke, *RSI*

Others Present: Two homeowners were present.

Approval of Previous Meeting's Minutes:

- **MOTION (Rosenberg/White):** That the Board approves the May 12, 2010 General Session Board meeting minutes as written. [*Motion carried: 5 for, 0 against*]

Owner Forum / Public Comment:

- Homeowners discussed common area fire clearance. RM&C will continue to follow up with LDI until the work is complete.
- Homeowners discussed vendor recommendations for home window cleaning.

President's Report/ Executive Session Recap:

- President Rosenberg reported that an Executive Session was held on June 23, 2010: minutes were approved, delinquencies were reviewed, member discipline was discussed, and third-party contracts were considered.
- The Board reports that third party contracts have been entered into with *Witkin and Neal LLC* and *Pest Options, Inc.*
- Member requests for exterior improvement approval and other matters were reviewed.
- The May 31, 2010 financial report was discussed.

Vice-President's Report:

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

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Treasurer's Report:

- Operating Account and Reserve Account Disclosures: The Operating Account balance is \$103,964.64 and the Reserve Account balance is \$36,856.54.
- Delinquencies: \$10,905.60, of which \$5,328.80 is attributable to one Member.
- Status of Legal Action against Delinquent Members: Small Claims court actions have been initiated against two delinquent Members.
- Foreclosure Items: None
- Approval for Filing Liens: None
- Discussion and approval of current Financial Statement:
MOTION (Harman/West): That the Board approves the May 31, 2010 financial statement as presented. [*Motion carried: 5 for, 0 against*]

Secretary's Report:

- The Secretary had no additional items to discuss.

RM&C Company's Report:

- RM&C conducted a recent bi-monthly community inspection and discussed rules, regulations, and forms with the Board.
- The Board directed RM&C to obtain bids for drafting Architectural Guidelines.
- The Board directed RM&C to proceed with correspondence to certain homeowners regarding holiday lights, trash receptacle storage requirements, and similar concerns. This initial correspondence should be informative rather than stern. President Rosenberg disputed that the CC&Rs include any explicit restrictions on holiday lights.

Old Business:

- Turnover update from Declarant: No K. Hovnanian representative was present.
- Inspection Walk May 21, 2010 at 10:00am was Discussed.
- Inspection Walk June 18, 2010 at 10:00am: Irrigation keys have been given to RM&C and the recent inspection walk was discussed.
- The turnover inspection report from Mike Holms of *LandArch* was discussed.
- The Board and RM&C discussed the status of the motion passed on May 12, 2010 authorizing Association Counsel to contact K. Hovnanian's counsel to directly discuss and attempt to resolve any open issues related to final turnover. The Board agreed that Richardson & Harman should continue these direct discussions, and that Declarant should be informed that all future communication regarding final turnover should be directed to Matt Ober and not RM&C nor the Board. The status of historical bond releases and whether HOA streets are private should also be determined.

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- RM&C asked the Board to send Michelle copies of the original D.R.E. Budgets, the recent Reserve Study conducted by R.S.I., and the Final Subdivision Report.
- The Board discussed approving the turnover of certain areas Aliso common areas (POC-A and a portion of POC-C) from the Declarant to the Association.

MOTION (Rosenberg/White): That the Board accepts the turnover of those specific common areas inspected on May 21, 2010 and June 18, 2010: **(i)** the entrance to the community, referred to as POC-A, and **(ii)** the slope adjacent to 12334 Longacre Ave, referred to as POC-C; provided, however, that all deficiencies identified by Mike Holmes of LandArch have been corrected; and with the understanding that no common areas adjacent to or behind 12301 Longacre Ave and 12311 Longacre Ave are being accepted by the Association at this time for turnover.

*[Motion **carried**: 5 for, 0 against]*

MOTION (Rosenberg/Harman): That the Board directs RM&C to instruct Stay Green to begin maintaining the newly-accepted common areas **(i)** as soon as the Declarant demonstrates all deficiencies identified by Mike Holmes have been corrected, but **(ii)** not earlier than July 1, 2010. *[Motion **carried**: 5 for, 0 against]*

- The Board reviewed the request from Declarant to reimburse K. Hovnanian \$9,900.50 for past water and electrical expenses, but took no action. It was noted that the request was recently modified and is now only for \$6,500.80.
- The Board and RM&C discussed the status of the motion passed on May 12, 2010 asking Association Counsel to request from Declarant all records with respect to KHov's demand for reimbursement of historical water and electric costs, noting that relevant DWP bills had been given the RM&C and Treasurer Harman. Association Counsel was directed to confirm that all pertinent documentation had been disclosed.
- Status of Annual Brush Clearance: RM&C is following up. Some last-minute clean-up work needs to be performed and RM&C is withholding final payment until such occurs.
- The Board and RM&C discussed the status of the motion passed on May 12, 2010 asking Association Counsel to request from Declarant all records with respect to its assertion that K. Hovnanian is not responsible for brush clearance this year. The Board agreed that Richardson & Harman should continue working on this, even though 2010 brush clearance is almost completed. Discussion included the point that Declarant might be willing to waive its requested reimbursement of \$6,500.80 if Association Counsel determines KHov's 2010 brush clearance directions were wrong.
- The Board discussed the \$13.00 "inspection fee" levied by the City of LA, and determined that it was valid and should be paid by individual Members, not the HOA.
- The Board discussed pest control options for the common areas.
- Mailbox Vandalism Update: The Board discussed the current patrol service and agreed to maintain the existing schedule for now.

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New Business:

- Consider Approval of June 2010 Newsletter
- **MOTION (Rosenberg/Harman):** That the Board approves changing the date of the June 2010 Newsletter to July and directs RM&C to distribute such to the Membership in color at its earliest convenience. [*Motion carried: 5 for, 0 against*]
- The Board discussed requesting bids for placing a large trash receptacle near the horse trail adjacent to Lot 20. RM&C will provide a catalog at a future meeting.

Committee Reports:

- None at this time.

Next Meeting:

- The next meeting is scheduled to take place on Wednesday, July 28, 2010, at 12458 Longacre Ave., at 7:00pm.

Adjournment:

Having no further business to discuss, the President adjourned the Aliso HOA General Session Board meeting at 8:14 pm.

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

Approved by:

Bobbi West, *Secretary*

Date

Aliso Homeowners Association