

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
July 28, 2010**

The Aliso Homeowners Association General Session Board meeting was held on July 28, 2010 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:01pm by Eric Rosenberg.

Directors Present: Eric Rosenberg, *President*
Joyce White, *Vice-President*
Bobbi West, *Secretary*

Directors Absent: Christine Zimmerman, *Member-at-Large*
Robin Harman, *Treasurer*

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

Recording Secretary: Lisa Holtke, *RSI*

Others Present: Several homeowners were present.

Approval of Previous Meeting's Minutes:

- **MOTION (Rosenberg/West):** That the Board approves the June 23, 2010 General Session Board meeting minutes as written. [*Motion carried: 3 for, 0 against*]

Owner Forum / Public Comment:

- Homeowners discussed Common Area pest control. RM&C will follow up with the vendor, *Pest Options, Inc.*, regarding an item on Joyce White's property.
- Homeowners discussed delinquencies in general.
- Homeowners discussed rental occupancy restrictions.

President's Report/ Executive Session Recap:

- President Rosenberg reported that an Executive Session was held on July 28, 2010: minutes were approved, delinquencies were reviewed, member discipline was discussed, hearings were scheduled for several homeowners, small claims cases were reviewed, and CC&Rs §§ 2.3(iii), 2.3(iv), 5.17, and 6.2 (landscaping installation and architectural improvements) and Member compliance with such were discussed.
- Member requests for exterior improvement approval and other matters were reviewed.
- The June 30, 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 Disclosure: the Cash Operating Account balance is \$63,629; the Cash Reserve Account balance is \$36,863; the Total Assets are \$109,860; and Owner's Equity is \$137,955.
- Delinquencies currently total \$9,366, of which one Member owes more than half.
- Status of current Legal Action: The Board is pursuing delinquencies in general and has proceeded to Small Claims actions in two cases, and called other delinquent Members to hearings as a first step in the lien and foreclosure process.
- Foreclosure Items – None.
- Approval for Filing Liens – None.
- Discussion and approval of current Financial Statement.

MOTION (Rosenberg/West): That the Board approves the June 30, 2010 financials as presented. [*Motion carried: 3 for, 0 against*]

Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- RM&C is following up with weed abatement, fire mitigation, & irrigation requirements.

Old Business:

- Common Area Landscape Maintenance has been turned over to Stay Green for those sections accepted by the Association.
- Association legal counsel continues to communicate directly with Declarant's (KHov) designated counsel regarding final turnover.
- Final brush clearance was completed by LDI. Association legal counsel has written Declarant regarding the HOA's responsibility for current annual brush clearance costs, as the Board is not sure it was actually required to pay for it this season.
- Consideration of reimbursing Declarant for past water and electrical expenses was postponed until the next General Session meeting, pending advice from legal counsel.
- Mailbox Security – No new information.

New Business:

- The Board solicited contributions to the HOA newsletter.

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Committee Reports:

- Security/Neighborhood Watch Captain: Homeowners were encouraged to volunteer and participate.
- Social Committee: Co-Chairperson Bobbi West was present and discussed a meet and greet community event that is welcoming to children. Two dates were proposed for the event: Sunday, September 12, 2010 or Sunday, October 31, 2010. The Board and RM&C will have the date options posted at the mail box area, on the website, and distributed *via* e-mail to Members listed with the Association.
- Community Issues Committee: Homeowners were encouraged to volunteer and participate, if possible.
- Architectural Committee: One application was received and reviewed.
- Landscape Committee: The Committee did not meet and RM&C performs inspections.

Next Meeting:

- The next General Session Board meeting is scheduled to take place on Wednesday, September 29, 2010, at 7:00pm @ 12458 Longacre Avenue in Granada Hills, CA.

Adjournment:

Having no further business to discuss, the President adjourned the Aliso HOA General Session Board meeting at 7:49 pm.

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

Approved by:

Bobbi West, *Secretary*

Date

Aliso Homeowners Association