

**ALISO HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
GENERAL SESSION  
September 29, 2010**

The Aliso Homeowners Association General Session Board meeting was held on September 29, 2010 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:17pm 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")*

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

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

- **MOTION (West/White):** That the Board approves the July 28, 2010 General Session Board meeting minutes as written. [*Motion **carried:** 4 for, 0 against]*

**Owner Forum / Public Comment:**

- A homeowner discussed brush clearance, mud on Sesnon Blvd near Classics Dr during the rainy season, whether bird seed from a neighbor's back yard is attracting rodents, and whether the influx of rats from Aliso Canyon due to brush clearance can be controlled by the Association. (*RM&C responded that any Member who experiences a pest control problem in Common Areas or the surrounding wilderness areas should contact the management company so that the HOA's general pest control contactor can be informed, but that pest mitigation on Owners' Residential Lots is the responsibility of such Owners, not the Association.*)

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

- President Rosenberg reported that an Executive Session was held on September 29, 2010: minutes were approved; delinquencies were reviewed; member discipline was discussed; hearings were held for several homeowners who were out of compliance with the CC&Rs and/or delinquent in paying their assessments; small claims cases were reviewed; and certain Members' compliance with CC&Rs §§ 2.3(iii), 2.3(iv), 5.3, 5.13, 5.17, and 6.2 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 \$65,564.83; the Cash Reserve Account balance is \$36,872.57; the Total Assets are \$112,583.40; and Owner's Equity is \$137,964.53.
- Discussion and approval of current Financial Statement.

**MOTION (Harman/Rosenberg):** That the Board approves the financial reports ending July 31, 2010 and August 31, 2010 as presented. [*Motion carried: 5 for, 0 against*]

- Delinquencies currently total \$10,276.04, of which \$6,327.40 is owed by one member. \$5,000 of delinquent assessments were previously written off, but the Association won a judgment in Small Claims Court for nearly that amount against the delinquent party. However, the Association has not been able to collect on the judgment, yet. The delinquent Member who owes \$6,327.40 has been served in a Small Claims Court Case brought by the Association to be heard in Chatsworth on October 14, seeking a judgment of \$5,000 (which is the maximum possible).

- Foreclosure Items – None.

- Approval for Filing Liens:

**MOTION (Harman/White):** That the Board approves the placing of a lien on delinquent account #00165-3207. [*Motion carried: 5 for, 0 against*]

**MOTION (Harman/White):** That the Board approves the placing of a lien on delinquent account #00165-3197. [*Motion carried: 5 for, 0 against*]

**MOTION (Harman/White):** That, in the event the Association receives a favorable judgment on October 14, 2010 in Small Claims Court, the Board approves the subsequent placing of a lien on delinquent account #00165-3401 in the amount shown on such Member's new separate account ledger after any Small Claims Court judgment amount has been subtracted from the total delinquent balance.  
[*Motion carried: 5 for, 0 against*]

**Secretary's Report:**

- The Secretary had no additional items to discuss.

**Management Company's Report:**

- Michelle Atkinson from RM&C submitted her site inspection from September 21, 2010; said that she would determine if a reserve study was required for 2011, and reminded all present that new elections for the Board of Directors would occur in February 2011.

**Old Business:**

- Common Area turnover of certain areas has still not been completed.
- Association legal counsel continues to communicate directly with Declarant's legal counsel regarding final turnover.
- Final brush clearance has been completed and the Association has paid LDI in full.

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- **MOTION (Harman/White)**: That the Board approves a work order for Pest Options to provide extra pest mitigation near Lots 34 and 35. [*Motion carried: 4 for, 1 against*]
- Consideration of reimbursing Declarant for past water and electrical expenses was postponed until the next General Session meeting, pending advice from legal counsel and a response from Declarant to the Association's recent payoff proposal.

**New Business:**

- **MOTION (Harman/White)**: That the Board directs RM&C to cancel the Association's contract with Security Specialists effective November 1, 2010 (i.e., after Halloween). [*Motion carried: 5 for, 0 against*]
- **MOTION (Harman/White)**: That the Board adopts the version of the proposed 2011 Operating Budget which does not include the \$2,400/mo security car patrol, and directs RM&C to send such budget as presented and signed to the Membership. [*Motion carried: 5 for, 0 against*]
- **MOTION (Harman/White)**: That the Board adopts the proposed eight-page 2011 Assessments Collection Policy, which includes a revised Schedule of Fines as advised by Association counsel, and that the Board directs RM&C to send such Schedule of Fines to the Membership for review, if necessary. [*Motion carried: 5 for, 0 against*]
- **MOTION (Harman/White)**: That the Board tentatively adopts the proposed Association Rules, and directs RM&C to send such proposal to the Membership so that each Member will have at least a 30-day notice of the opportunity to respond to these proposed Association Rules at the next regular public General Session meeting of the Board at which final adoption of such rules will be voted on.

**MOTION TO AMEND (Harman/White)**: That the entire "Parking Permissions and Restrictions" section be removed [*Motion carried: 4 for, 1 against*]

**MOTION TO AMEND (Harman/Zimmerman)**: That the deadline for removing Holiday Lights be changed to January 31<sup>st</sup>. [*Motion carried: 4 for, 1 against*]

**MOTION TO AMEND (West/Rosenberg)**: That ", including window stickers" be added after "other decorations" [*Motion carried: 3 for, 2 against*]

**MOTION TO AMEND (Harman/White)**: That "During this period that Holiday Lights are allowed, such lights may not be illuminated from 12:01 a.m. Los Angeles time to sunrise." be deleted. [*Motion carried: 4 for, 1 against*]

**MOTION TO AMEND (White/Harman)**: That ", including window stickers" be removed after "other decorations" [*Motion carried: 4 for, 1 against*]

**MOTION TO AMEND (Rosenberg/West)**: That the new "Dog Barking" rule be renumbered as "2". [*Motion carried: 5 for, 0 against*]

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

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- President Rosenberg notified the Board that he was stepping down as President, but would remain on the Board as a Member-at-Large.
- An election for officers was held:
  - Vice-President White and Secretary West stated that they did not wish to change offices, and Zimmerman indicated that she did not want to hold an office.
  - Zimmerman nominated Treasurer Harman as President, who accepted.
  - Rosenberg objected that the Bylaws did not allow the Board President to also serve as Treasurer.
  - Michelle Atkinson of RM&C questioned Rosenberg's assertion, but conceded she would have to check the governing documents to make sure.
  - Rosenberg asserted that once RM&C reviewed Section 7.1 of the Bylaws, his objection would be shown as valid. He also noted that determining this question after-the-fact was not helpful. Rosenberg questioned why Ms. Atkinson didn't come prepared with a copy of the Association's governing documents, especially since an election was on the agenda and the Board could require guidance.
  - Nominations were closed.
  - **Harman was elected as President by a vote of 4-1 in favor**, and will also remain as Treasurer pending review of the Bylaws by RM&C.

**Committee Reports:**

- Architectural Committee: Rosenberg resigned as co-chair of this committee.

**Next Meeting:**

- The next General Session Board meeting is scheduled to take place on Tuesday, November 30, 2010, at 7:00pm @ 12468 Longacre Avenue in Granada Hills, CA.

**Adjournment:**

Having no further business to discuss, the President adjourned the Aliso HOA General Session Board meeting at 8:54 pm.

Approved by:

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Bobbi West, *Secretary*

Date

**Aliso Homeowners Association**