

**THE MINUTES OF THE MEETING
OF THE
BOARD OF DIRECTORS
OF THE
ALISO HOMEOWNERS ASSOCIATION**

July 12, 2012

CALL TO ORDER:

The following are the Minutes of the Meeting of the Board of Directors of the **Aliso Homeowner's Association** held on July 12, 2012 in Granada Hills, California. A **Quorum** was noted and the meeting was called to order at 3:00 p.m.

BOARD MEMBERS PRESENT:

Robin Harman, President; Mindy Harkless, Treasurer; Bobbi West, Secretary; and Christy Zimmerman, Member-At-Large.

BOARD MEMBERS ABSENT:

Joyce White, Vice President.

OTHERS PRESENT:

Michelle Atkinson of Ross Morgan & Company, (RMC) and Audrey Herman also of RMC who recorded the minutes

APPROVAL OF MINUTES:

Bobbi moved and Robin seconded, and the motion carried unanimously to approve the Meeting Minutes of May 16, 2012 as presented.

TREASURER'S REPORT: as of May 31, 2012

Operating Account	\$119,095.35
Reserve Account	\$ 36,927.68
Total Liabilities	\$ 4,129.26
<u>Delinquencies</u>	<u>\$ 1,608.42</u>
Total Assets	\$157,631.45

Mindy moved and Robin seconded and the motion passed unanimously to approve the treasurer's report as of May 31, 2012.

PRESIDENT'S REPORT:

Board president Robin reported that K Hovanian Homes is still working on getting all the issues resolved with the Lemleys and the easement agreement. She also reported that the board would send out a flyer to all the homeowners asking them to contribute their favorite dessert to the party to be held on Saturday, August 11, 2012.

She continued saying that the newly revised Rules and Regulations will be sent out to all the homeowners.

OPEN FORUM:

A homeowner said her neighbor planted four trees on the side of their house with large roots that may grow onto her property and cause damage in the future. The board asked management to review the architectural plans that were submitted by the neighbor to see if the four trees that were planted were specified on the plans. The homeowner also said that her neighbor leaves their trash cans outside for extended periods of time which is unsightly.

A homeowner reported that his carbon monoxide detector went off and as a result he need to make a hole in one of his walls in order to install a vent. He also said the K Hovian Homes will come out to his unit to inspect the problem and he will pass on any information he obtains that is important to other homeowners concerning this issue.

A homeowner informed the board that he had his wrought iron fencing that is above a wall painted so it does not need to be redone at this time. He also said that he will leave his side gate open when the Association's contractor comes out to inspect his wrought iron fencing prior to painting all the wrought iron fencing in the community.

A homeowner reported that two little Oak trees on Longacre were blown over by the wind and need to be replaced with the same size and species of tree.

RULES AND REGULATIONS:

The board approved the Rules and Regulations with the following correction to be made on page 5, section IV, paragraph 4 as follows: "Garbage cans and trash containers shall be placed for collection after 8:00 p.m., the evening prior to the day of collection and shall be removed by **8:00 p.m.** the day of collection." The property manager said she would download the newly revised Rules and Regulations to the Association's website.

MANAGER'S REPORT:

The property manager reported that the Sycamore tree on Sessnon has been replaced. She also said the Sycamore tree that has lost all of its leaves has not died yet and appears to be coming back to life. She also said the annual weed abatement has been completed. She also informed the board that she has received complaints about children throwing rocks and she has been told that these children may be from the Classics.

RESERVE STUDY:

The board asked management to contact the company that is currently preparing the Association's reserve study to inform them that the Association is responsible for maintaining the horse trails.

Michelle will speak to the landscaper to see if he can address the problem but if he is not able to do it then she will contact the structural engineer, Vahe Kardjian of KCE Matrix.

ASPHALT SLURRY SEAL COAT:

The property manager will include the anticipated cost to apply an asphalt slurry seal coat every few years in the Association's budget.

LANDSCAPING:

The board reported that the sprinklers behind Lot 1 and 2 are not working. The property manager said she would report the problem to the landscaper and ask him to do periodic checks of the irrigation system.

KCE MATRIX:

The property manager said she would speak to the landscaper to see if he could address the problem of drainage behind the three hillside lots located near 12500 Longacre Avenue but if he is not able to propose a solution then the board should have the structural engineer, Vahe Kardjian of KCE Matrix address the issue.

Bobbi moved and Robin seconded and the motion passed unanimously to approve KCE Matrix's bid to perform a manometer survey of three (3) hillside lots behind new fences which is item 1 of the proposal for an amount of \$2,200.00.

INSURANCE:

Bobbi moved and Robin seconded and the motion passed unanimously to approve the insurance renewal for 2012-2013 with the Association's current insurance carriers and Option 2 with Great American Insurance of the two D&O options offered in the insurance proposal submitted by LaBarre/Oksnee Insurance.

ADJOURNMENT:

There being no further business before the Board, the meeting adjourned at 4.15 p.m.

Submitted by:

Audrey Herman, Recording Secretary

Date

Approved by:

Robin Harman Title
Aliso Homeowner Association

Date