

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

September 7, 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 September 7, 2012 in Granada Hills, California. A **Quorum** was noted and the meeting was called to order at 11:10 a.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 July 12, 2012 as presented.

TREASURER'S REPORT:

	June 30, 2012	July 31, 2012
Operating Account	\$ 96,096.04	\$ 78,861.47
Reserve Account	\$ 36,929.13	\$ 36,930.73
Total Liabilities	\$ 3,153.26	\$ 4,346.50
Delinquencies	\$ 2,441.20	\$ 1,428.68
Total Assets	\$135,466.27	\$117,220.88

Christy moved and Robin seconded and the motion passed unanimously to approve the treasurer's report as of June 30, 201 and July 31, 2012.

PRESIDENT'S REPORT:

Board president Robin reported that the Block Party was a resounding success. However, the board is still asking for volunteers and more community involvement and will hold a Block Party meeting prior to the next party.

ARCHITECTURAL REQUEST:

Eric and Stacey Rosenberg of 12458 Longacre Avenue resubmitted their architectural plans with a revision stating that the solar panels will be installed on the south and west rooflines only.

Curt and Melinda Harkless of 12311 Longacre Avenue submitted a form indicating that the work on their property was completed on 8/31/2012. They also submitted a new architectural plan to paint their front fence with a completion date of 9/8/2012.

MANAGER'S REPORT:

The property manager reported that the Association's attorney, Matt Ober, has not been able to reach K Hovanian Homes yet so he does not have a status update for the Board. She also informed the board that the landscaping company said they could perform maintenance of the horse trails for \$500.00 per month. In response to the Board's question, she said the \$500.00 per month maintenance fee includes filling up the deep grooves that develop in the horse trails especially when it rains periodically. The board discussed the possibility of improving the drainage on the horse trails if filling up the grooves does not solve the problem. The property manager continued saying that the change the Board requested was made to the Rules and Regulations and they are ready to be mailed to the general membership. She also said that she has done sporadic site inspections of the community to check to see if homeowners continue to leave their trash cans out on the curb and as a result has sent out several violation letters in this regard. She also confirmed that the landscaping company has replaced the two Oak trees on the right side of Longacre with the same size and species. She also said that the structural engineer is requesting a copy of the grading plans for the soil issue at 12410 Longacre Avenue.

ASPHALT SLURRY COAT:

The board discussed the recommendation in the Reserve Study that the asphalt slurry coat be done as soon as possible in order to extend the life of the asphalt. The property management company said she would obtain proposals to apply a slurry coat on the asphalt roads but the board said the roads appear to be in good condition and do not need to have this work done right away.

BUDGET:

Mindy moved and Christy seconded and the motion carried to add the monthly horse trail maintenance to the budget. The board also noted that Ross Morgan & Company proposed a \$20.00 increase in association dues. The board said legal expenses were over budget but since some of the issues were resolved the legal expenses should decrease.

