

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

July 16, 2013

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 16, 2013 in Granada Hills, California. A **Quorum** was noted and the meeting was called to order at 7:35 p.m.

BOARD MEMBERS PRESENT:

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

OTHERS PRESENT:

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

APPROVAL OF MINUTES:

Bobby moved and Robin seconded, and the motion carried unanimously to approve the Meeting Minutes of January 8, 2013 as written.

Bobby moved and Robin seconded and the motion carried unanimously to approve the Meeting Minutes of April 9, 2013 as written.

TREASURER'S REPORT:

	January 31, 2013	February 28, 2013
Operating Account	\$ 25,132.17	\$ 27,270.55
Reserve Account	\$ 36,939.93	\$ 38,191.33
Total Liabilities	\$ 2,564.36	\$ 2,080.36
<u>Delinquencies</u>	<u>\$ 3,261.86</u>	<u>\$ 4,851.31</u>
Total Assets	\$ 65,333.96	\$ 70,313.19

	March 31, 2013	April 30, 2013
Operating Account	\$ 37,035.10	\$ 40,535.99
Reserve Account	\$ 38,817.78	\$ 39,444.45
Total Liabilities	\$ 4,493.19	\$ 3,802.44
<u>Delinquencies</u>	<u>\$ 2,127.27</u>	<u>\$ 1,728.56</u>
Total Assets	\$ 77,980.15	\$ 61,427.81

	May 31, 2013	June 30, 2013
Operating Account	\$ 44,223.14	\$ 44,714.01
Reserve Account	\$ 40,071.12	\$ 17,247.63
Total Liabilities	\$ 5,262.08	\$ 2,544.08
<u>Delinquencies</u>	<u>\$ 2,753.80</u>	<u>\$ 3,035.72</u>
Total Assets	\$ 87,048.06	\$ 64,997.36

Robin moved and Christy seconded and the motion to approve the treasurer's report for January 31, 2013, February 28, 2013, March 31, 2013, April 30, 2013, May 31, 2013, and June 30, 2013 passed unanimously.

BRUSH CLEARANCE:

The board asked the management company to re-classify the brush clearance expense of \$24,450.00 from reserves to operating as it is an operating expense.

DELINQUENCIES:

Christy moved and Curtis seconded and the motion passed unanimously to approve filing a lien against account number is 00165-3362.

PRESIDENT'S REPORT:

There was no report from the Board president.

MANAGER'S REPORT:

The property manager's report of completed items was submitted via the Board Packet. The summer planting plans are the only remaining pending item.

WEBSITE:

The board noted that the Rules and Regulations had been removed from the Association's website and requested that it be made available on the website once again.

FAILURE TO COMPLETE LANDSCAPING:

The board discussed the attorney's recommendations in executive session.

SOLAR PANELS:

Christy moved and Robin seconded and the motion to adopt a policy regarding the installation of the solar panels on roofs passed unanimously. The policy includes the following requirements:

- Owner must submit an erosion study showing the slope is suitable for the proposed installation or that the system's installation does not present a subsistence or erosion risk
- Owner must agree to use the Association's designated soils engineer, KCE Matrix or similar for the study
- Owner must assume all further slope maintenance and brush clearance in the area of the installation

- Owner must agree to indemnify the Association or any owner for any loss or damage caused by the installation, maintenance, or use of the solar energy system of the slope.

RESERVE STUDY:

Curtis move and Christy seconded the motion to approve the proposal from Association Reserves to do a "no site visit" reserve study in the amount of \$550.00.

BUDGET:

The board said they would discuss the budget at the next meeting scheduled to be held in September.

APPOINTMENT TO THE BOARD:

Robin moved and Christy seconded and the motion passed unanimously to appoint Curtis Harkless to the Board of Directors.

NEXT MEETING DATE:

The next board meeting will be held on Tuesday, September 24, 2013

ADJOURNMENT:

There being no further business before the Board, the regular session meeting adjourned at 7:55 p.m.

Submitted by:

Audrey Herman, Recording Secretary

Date

Approved by:

Robin Harman Title
Aliso Homeowner Association

Date

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

July 16, 2013

CALL TO ORDER:

The following are the Minutes of the Executive Meeting of the Board of Directors of the **Aliso Homeowners Association** held on July 16, 2013 in Granada Hills, California. A **Quorum** was noted and the meeting was called to order at 6:05 p.m.

BOARD MEMBERS PRESENT:

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

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 Executive Meeting Minutes of January 8, 2013.

FAILURE TO DO LANDSCAPE:

Christy moved and Curtis seconded and the motion to hire the Association's attorney to take legal action and file injunctions against four homeowners at a cost of between \$2,500.00 to \$3,500.00 for failure to complete their landscaping as required by the governing documents. The four homeowners are Deepak Chhatwal, Saleem Shah, Bikramjit Sangha, and Michael Meade.

DELINQUENCIES:

A delinquency letter was sent to Deepak and Alka Chhatwal who reside at 12370 Longacre Avenue on July 8, 2013 to bring their association dues account current.

A delinquency letter was sent to Wells Fargo Bank regarding address 18523 Oldenburg Lane, on July 8, 2013 to bring their association dues account current.

LIEN:

Christy moved and Curtis seconded and the motion passed unanimously to approve filing a lien against Michael Meade who resides at 18503 Oldenburg Lane and whose account number is 00165-3362.

VIOLATION LETTERS:

A violation letter was sent to A. Sapondzhyan and G. Asatryan who reside at 12448 Longacre Avenue, not to allow their gardener to start work at 7:30 a.m. on Saturday or to use loud equipment on February 26, 2013

A violation letter was sent to Saleem I. and Nazia Shah who reside at 12356 Longacre Avenue, to complete the landscaping of their backyard on March 18, 2013

A hearing determination letter was sent to Deepak and Alka Chtawal who reside at 12370 Longacre Avenue, to complete the landscaping of their backyard on May 3, 2013

A violation letter was sent to A. Sapondzhyan and G. Asatryan who reside at 12448 Longacre Avenue to remove the moving truck that was continuously parked for three weeks from the community.

NEW HOMEOWNER:

The board asked the management company to send a "Welcome Packet" to the new homeowners, Jason and Amy Lee, who reside at 12380 Longacre Avenue, and to also invite them to attend the next board meeting.

ADJOURNMENT:

Robin moved and Bobbi seconded and the motion carried to adjourn the executive session meeting to go into the regular session meeting at 7:35 p.m.

Submitted by:

Audrey Herman, Recording Secretary

Date

Approved by:

Robin Harmon Title
Aliso Homeowners Association

Date