

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

September 24, 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 September 24, 2013 in Granada Hills, California. A **Quorum** was noted and the meeting was called to order at 7:05 p.m.

BOARD MEMBERS PRESENT:

Robin Harman, President; Christy Zimmerman, Vice President, Megan Gallivan, 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

HOMEOWNER FORUM:

A homeowner requested that the Board consider installing a gate in the community.

A homeowner said they are concerned about the frequency with which vehicles are vandalized in the community. Several homeowners present at the meeting said they were all in favor of installing the gate on the property even if it meant that the dues needed to be increased for the maintenance of the gate.

A homeowner said there are between ten to fifteen children who skateboard in the community every night but also late at night. They continued saying that they believe that these children are from neighboring communities.

A homeowner said this is the second year that the gardeners have not removed the foliage after they cut down the brush so it lies in piles on the property and eventually dries up.

Another homeowner reported a similar problem saying that the gardeners are clearing out a section of a property but failing to pick up the resultant debris.

A homeowner enquired about the inspection fee that the City wants them to pay. The Board responded that everyone in the community has to pay that fee.

The Board said they will ask for permission from the City to install “No Parking” signs on Sessnon.

APPROVAL OF MINUTES:

Bobby moved and Robin seconded, and the motion carried unanimously to approve the Meeting Minutes of July 16, 2013 as written.

PRESIDENT’S REPORT:

There was no report from the Board president.

TREASURER’S REPORT:

	June 30, 2013	July 31, 2013
Operating Account	\$ 44,714.01	\$ 20,956.73
Reserve Account	\$ 17,243.63	\$ 41,323.43
Total Liabilities	\$ 2,544.08	\$ 4,417.58
<u>Delinquencies</u>	<u>\$ 3,035.72</u>	<u>\$ 4,183.76</u>
Total Assets	\$ 64,997.36	\$ 66,463.92

	August 31, 2013
Operating Account	\$ 24,380.86
Reserve Account	\$ 41,949.75
Total Liabilities	\$ 4,846.68
<u>Delinquencies</u>	<u>\$ 4,846.68</u>
Total Assets	\$ 71,177.29

The Board requested that Curt and Megan be added to the distribution list to receive the Association’s monthly financial statements.

Christy moved and Robin seconded and the motion to approve the treasurer’s report for June 30, 2013, July 31, 2013, and August 31, 2013 passed unanimously.

MANAGER’S REPORT:

The property manager’s report of completed items was submitted via the Board Packet.

VANDALISM:

The Board said they received reports that two white SUV’s were vandalized in the community recently. They also reported that one homeowner’s vehicle was vandalized on three separate occasions.

The Board said the street is owned by the City so they would need one hundred percent of the homeowners to vote in favor of installing a gate in the community before it can be done. The installation of the gate will require a Special Assessment and possibly an increase in the Association dues as well. The

maintenance of the gate would also then have to be included in the annual budget. Installing the gate would require that the Board hire an engineer and an architect to prepare plans to submit to the Department of Building and Safety's planning committee.

ARCHITECTURAL APPLICATION:

Bobbi West submitted a completed and signed architectural application.

TREE TRIMMING:

Tajo Landscape will prepare an estimate for the Board to review.

SPRINKLERS:

The management company recommended that the Board consider installing pressure regulators on the irrigation lines because they continue to break.

ADOPTION OF SOLAR PANEL POLICY:

Curt moved and Robin Seconded and the motion passed unanimously to adopt the Solar Panel Policy as written.

BUDGET:

The Board said there would be no increase to the association dues.
The Board approved a \$10.00 increase in the management company's fees.
Bobbi moved and Curt seconded and the motion to approve the budget passed unanimously.

APPOINTMENT TO THE BOARD:

Bobbi moved and Christy seconded and the motion to approve the appointment of new board member Megan Gallivan passed unanimously.

ADJOURNMENT:

There being no further business before the Board, the regular session meeting adjourned at 8:00 p.m.

Submitted by:

Audrey Herman, Recording Secretary

Date

Approved by:

Robin Harman Title
Aliso Homeowner Association

Date