

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

February 11, 2015

CALL TO ORDER:

The following are the Minutes of the Meeting of the Board of Directors of the **Aliso Homeowner's Association** held on February 11, 2015 in Granada Hills, California. A **Quorum** was noted and the meeting was called to order at 11:05 a.m.

BOARD MEMBERS PRESENT:

Christy Zimmerman, Vice President; Curtis Harkless, Treasurer; Bobbi West, Secretary, and Megan Gallivan, Member-At-Large.

BOARD MEMBERS ABSENT:

Robin Harman, President

OTHERS PRESENT:

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

Matt Ober, the Association's attorney of Richardson, Harman, and Ober

HOMEOWNER FORUM:

A homeowner reported that they were fined \$89.00 by the Fire Department for brush clearance for an area of the community that does not belong to them. They said they believe that area falls under the Association's responsibility for brush clearance. The Board responded that they need more information in order to assist the homeowner. They also said if the issue concerns a notice between the homeowner and the Fire Department, then the City will look to the homeowner for compliance even if it is the Association's responsibility for brush clearance. However, if the issue concerns the timing of when the brush clearance was done then it is an Association issue.

APPROVAL OF MINUTES:

Megan moved and Christy seconded, and the motion carried unanimously to approve the Meeting Minutes of October 16, 2014.

PRESIDENT'S REPORT:

There was no report from the Board president.

TREASURER'S REPORT:

	October 31, 2014	November 30, 2014
Operating Account	\$ 32,250.08	\$ 33,497.70
Reserve Account	\$ 49,976.35	\$ 50,528.26
Total Liabilities	\$ 6,569.81	\$ 4,759.81
<u>Delinquencies</u>	<u>\$ 11,820.13</u>	<u>\$ 12,714.71</u>
Total Assets	\$ 94,046.56	\$ 96,740.13

	December 31, 2014
Operating Account	\$ 35,435.44
Reserve Account	\$ 51,080.54
Total Liabilities	\$ 4,465.81
<u>Delinquencies</u>	<u>\$ 13,427.13</u>
Total Assets	\$ 99,943.11

The treasurer, Curt, reported that the Association was \$11,000.00 under budget for the year.

Christy moved and Megan seconded and the motion to accept the Treasurer's report for October 31, 2014, November 30, 2014, and December 31, 2014 passed unanimously.

MANAGER'S REPORT:

The community manager reported on the following:

- She reported the siding issues to the Association's attorney, Matt Ober
- The changes were made to the budget
- She generated a cover letter for the Budget Mailer explaining the increase in association dues
- She issued the signed collection contract with Richardson, Harman, and Ober to Matt Ober
- The CPA's signed contract was issued
- She contacted the City regarding the speed bump study and signage between Shetland and Clydesdale
- She issued a signed Architectural approval to the Patels for the solar panels.
- Provided the Board with examples of a filming policy to consider including with the Rules and Regulations

NEW BUSINESS:

Horse Trails

The property manager said the horse trails are cracking. The original estimate of \$6,400.00 from Tajo Landscape to address the cracks has been increased because the cracks are continuing and they are now proposing to install 50 yards of decomposed granite as well. She also said she is waiting for the analysis of the problem from KCE Matrix. The attorney said if the problem is a larger issue then the Association may be able to go back to the developer. He also said the

Association is only responsible for a portion of the horse trails as others have the right of way as well. He noted that KHOV has repaired it in the past but is not doing it this year so the Board will have to include it in future budgets.

ANNUAL MEETING:

The annual meeting of the members of the Aliso Homeowners Association will be held on Tuesday, June 16, 2015 at 6:00 p.m.

NEWSLETTER:

The Board said to include a note in the newsletter to remind homeowners not to call the Board but to call the management company in the event of an emergency.

ADJOURNMENT:

Bobbi moved and Christy seconded the motion to adjourn the general session meeting in order to go into executive session.

There being no further business before the Board, the regular session meeting adjourned at 12:42 p.m. to go into executive session.

Submitted by:

Audrey Herman, Recording Secretary

Date

Approved by:

Robin Harman, President
Aliso Homeowner Association

Date