

**ALISO HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
GENERAL SESSION
June 28, 2017**

The Aliso Homeowners Association General Session Board meeting was held on June 28, 2017 at 12458 Longacre Avenue, Granada Hills, CA.

The meeting was called to order at 7:03pm by Eric Rosenberg.

Directors Present: Eric Rosenberg, *President*
Megan Gallivan, *Vice-President*
Curtis Harkless, *Treasurer*
Sam Dorgalli, *Treasurer*
Saleem Shah, *Member-at-Large*

Directors Absent: none

Ross Morgan & Co. Representative: Tony Barbarotto (“PM”)

Owners Present: Robert Minsky, Vic Korhonian, Deepak Chhatwal,
Alka Chhatwal, and Stacey Rosenberg

Approval of Previous Meeting's Minutes:

- **MOTION (Rosenberg/Harkless):** That the Board approves the May 4, 2017 General Session Board meeting minutes as written. [*Motion **carried:** 5 for, 0 against*]

Owner Forum / Public Comment:

- Comments were made about brush clearance behind Owners' homes and along Sesnon Blvd.

President's Report

- The President summarized the Executive Session actions of April 27, 2017 and May 4, 2017: perimeter fence painting was approved; annual brush clearance was approved; delinquencies were discussed and acted on; HOA counsel explained a lawsuit that was filed against the Association by a property owner adjacent to the Aliso community, and the Board took action; maintenance of street tree staking was approved; a proposal was made to ask certain Owners to give the Association future maintenance responsibilities for various slopes and planters that appear to be common areas but aren't; and the Board welcomed Tony Barbarotto as the new PM with Brian Davidoff providing administrative support as needed.

Vice-President's Report:

- The Vice-President had no additional items to discuss.

Treasurer's Report:

- The Treasurer reported that the Association's legal fees are higher than budgeted for this point in the year, but that everything else is either mostly on target or under budget.
- **MOTION (Rosenberg/Gallivan):** That the Board approves both the April 2017 and May 2017 financial reports. [*Motion **carried:** 5 for, 0 against*]

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Secretary's Report:

- The Secretary had no additional items to discuss.

Management Company's Report:

- The PM retrieved the keys for the community's enclosed bulletin board from the previous Board's President and Secretary, and gave them to the current Vice-President and Secretary.

Old Business:

- Security Patrol: The Board reviewed bids from two different security car companies and discussed the pros and cons with the Owners present. Everyone present agreed that the benefit provided did not justify the significant cost, so both proposals were rejected.
- Security Cameras: The Board considered advice from Owner Vic Korhonian regarding the possible installation of security cameras for the community. The PM raised concerns about liability if the cameras were not working when an incident occurred. The President asked whether the HOA would have to post signs notifying the public that the common areas were under video surveillance. Concerns were raised that the Association does not have independent accessible electrical power or Internet access in the common areas. A suggestion was made to provide subsidies to Owners to install security camera systems in their respective homes to collectively cover the entirety of the community. A questions was raised whether the Association would assume any liability if such a system was owned by homeowners instead of the Association. An Owner asked that the Association replace the ineffectual motion-sensing lights at the mailboxes and replace with brighter LED lights that stay on constantly from dusk to dawn. The Board decided to continue discussing these suggestions and issues at subsequent meetings.
- Annual Brush Clearance: Tajo Landscape spoke with the Board via phone and gave assurances that brush clearance behind 12311 Longacre Avenue would be completed by Thursday, June 29th. When the Treasurer is satisfied that all brush clearance has been completed, he will give Tajo Landscape its check. Association counsel provided diagrams from K. Hovnanian at Aliso, LLC showing the scope of required brush clearance, and informed the Board that it would have to include 12212 Longacre Ave in future weed abatement. The Secretary inquired who performs brush clearance along Sesnon Blvd where the sidewalk is overgrown, so the President will use the MyLA311 app to report this and attempt to resolve.
- Owner Slope and Planter Maintenance: **MOTION (Rosenberg/Gallivan):** That the Board instructs the PM to send out the proposed slope/planter maintenance easement letter to 18548 Clydesdale Road, 18549 Clydesdale Road, 18570 Caspian Court, 18527 Shetland Place, 18528 Shetland Place, and 18503 Oldenburg Lane. [*Motion carried: 4 for, 1 against*]
- Owner Slope and Planter Maintenance: **MOTION (Rosenberg/Harkless):** That the Board directs the Governing Documents Committee to include language in its proposed CC&Rs amendment that gives the Association the ability to take over maintenance of certain Owner slopes and planters that are adjacent to Longacre Avenue, thereby reclassifying them as Common Areas. [*Motion carried: 2 for, 0 against, 3 abstain*]

