

**Aliso Villas Condominium Association No. 2  
Board of Directors Meeting  
July 20, 2009**

**MEETING NOTICE & AGENDA**

NOTICE OF MEETING: The next Board of Directors meeting for the Aliso Villas Condominium Association No. 2 will be held on **Monday, July 20, 2009**. The meeting will be called to order at **6:00 p.m.** immediately following the Annual Membership Meeting, at the offices of Accell Property Management, Inc., 23046 Avenida de la Carlota, Suite 700, Laguna Hills, California.

- I. Annual Membership Meeting – 6:00 p.m.**
- II. Call to Order**
- III. Review & Approve Agenda**
- IV. Executive Session**
  - A. Approval of Executive Session Meeting Minutes**
    - 1. May 18, 2009
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Member Hearings
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Homeowner Correspondence – Request for Payment Plan
    - 2. Statements of Account Preliminary to Levying of Liens
    - 3. Correspondence submitted by Feldsott & Lee
    - 4. Correspondence submitted by McCarthy & Holthus
    - 5. Request for Payment Plan submitted by The Judge Law Firm
    - 6. Resolution to Foreclose submitted by The Judge Law Firm
    - 7. Legal Correspondence submitted by The Judge Law Firm
    - 8. Returned Check Correspondence
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation – No Business Pending**
- V. Homeowner Open Forum**
- VI. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    - 1. May 18, 2009
  - B. Consent Calendars & Resolutions**
    - 1. Lien Authorization Consent Calendars
  - C. Maintenance & Service Proposals**
    - 1. Correspondence regarding Website Hosting
    - 2. Proposal submitted by Antis Roofing & Waterproofing
  - D. Administrative & Operating Requests and Actions**
    - 1. Park Area Reservation Form
    - 2. Committee Roster
    - 3. Correspondence regarding Mold Remediation
    - 4. Project Calendar Report
    - 5. Communication Worksheet
  - E. Architectural Matters**
    - 1. Architectural Applications
      - a. Via Roble – Screen Door
      - b. Via Roble – Satellite Dish
      - c. Via Nuez – Extension of Fence for Patio
  - F. New Business**

*Pursuant to California Civil Code Section 1363.05, the Board may address matters of new business only after making a finding that the matter involves circumstances that could not have been reasonably foreseen, and which of necessity make it impracticable to provide prior notice as required by the California Civil Code.*
- VII. Review of Association Current Financial Reporting**
  - A. Memorandum regarding Insufficient Funds
  - B. Financial Statements for the Periods Ending May 31, 2009 and June 30, 2009
  - C. Financial Reference Guide
- VIII. Next Meeting – August 24, 2009**
- IX. Adjournment**