

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
August 17, 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, August 17, 2009**. The meeting will be called to order at **6:00 p.m.** immediately following the Reconvened 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. Organizational Session Meeting**
- III. Call to Order**
- IV. Review & Approve Agenda**
- V. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. July 20, 2009
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Member Hearings
 - 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Homeowner Correspondence
 - 2. Account Status Report Submitted by The Judge Law Firm
 - 3. Statements of Account Preliminary to Levying of Liens
 - 4. Correspondence submitted by The Judge Law Firm
 - 5. Resolution to Foreclose submitted by The Judge Law Firm
 - 6. Case History Summary Report submitted by The Judge Law Firm
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
- VI. Homeowner Open Forum**
- VII. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. July 20, 2009
 - 2. July 20, 2009 Annual Membership Meeting
 - B. Consent Calendars & Resolutions**
 - 1. Resolution to Approve Duties, ect. of the Association President
 - 2. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 - 1. Proposal Submitted by Spectrum Property Services Inc.
 - 2. Proposal Submitted by 4 Pals, Inc.
 - D. Administrative & Operating Requests and Actions**
 - 1. Project Calendar Report
 - 2. Communication Worksheet
 - E. Architectural Matters**
 - 1. Architectural Application
 - a. 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.
- VIII. Review of Association Current Financial Reporting**
 - A. Memorandum Regarding Insufficient Funds
 - B. Financial Statements for the Periods Ending July 31, 2009
 - C. Financial Reference Guide
- IX. Next Meeting – September 21, 2009**
- X. Adjournment**