

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
October 19, 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, October 19, 2009**. The meeting will be called to order at **6:00 p.m.** at the offices of Accell Property Management, Inc., 23046 Avenida de la Carlota, Suite 700, Laguna Hills, California.

- I. Call to Order – 6:00 p.m.**
- II. Review & Approve Agenda**
- III. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. September 21, 2009
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Member Hearings
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Returned Check Fee Waiver Request
 - 2. Feldsott & Lee A Law Corporation Correspondence
 - 3. Case History Report
 - 4. Legal Correspondence Submitted by The Judge Law Firm
 - 5. Returned Check Correspondence
 - 6. Statements of Account Preliminary to Levying of Liens
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation**
 - 1. Mercury Casualty Company Correspondence
 - 2. Farmers Insurance Correspondence
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. September 21, 2009
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 - 1. Spectrum Property Services, Inc. Proposal
 - 2. Antis Roofing & Waterproofing Proposal
 - 3. Associated Landscape Service Co., Inc. Proposal
 - 4. Sample Variance Application
 - 5. "No Trespassing" Sign Proposals
 - D. Administrative & Operating Requests and Actions**
 - 1. Project Calendar Report
 - 2. Communication Worksheet
 - E. Architectural Matters**
 - 1. Architectural Application
 - a. Via Damasco – screen door and satellite dish installation
 - 2. Garage Sale Notice/Tips
 - 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.
- VI. Review of Association Current Financial Reporting**
 - A. Schonwit and Company Correspondence
 - B. Draft 2010 Budget
 - C. Draft Levying of Special Assessments Notice
 - D. Draft Reserve Study
 - E. Memorandum Regarding Merrill Lynch
 - F. Financial Statements for the Period Ending September 30, 2009
 - G. Financial Reference Guide
- VII. Next Meeting – November 16, 2009**
- VIII. Adjournment**