

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
November 16, 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, November 16, 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. Homeowner Correspondence
 2. Legal Correspondence Submitted by Feldsott & Lee A Law Corporation
 3. Case History Report Submitted by The Judge Law Firm
 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. Legal Correspondence Submitted by Feldsott & Lee A Law Corporation
 2. Correspondence Submitted by Farmers Insurance
 3. Correspondence Submitted by Mercury Casualty Company
- 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 Calendars
 - C. Maintenance & Service Proposals**
 1. Spectrum Property Services, Inc. Proposals
 2. Antis Roofing & Waterproofing Proposals
 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
 - b. Via Damasco – 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 and Disclosure Materials
 - C. Draft Levying of Special Assessments Notice
 - D. Draft Reserve Study
 - E. Memorandums Submitted by Accell Property Management, Inc.
 - F. Financial Statements for the Periods Ending September 30, 2009 and October 31, 2009
 - G. Financial Reference Guide
- VII. Next Meeting – December 21, 2009**
- VIII. Adjournment**