

Aliso Villas Condominium Association No. 2
Board of Directors Meeting
March 8, 2010

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, March 8, 2010**. 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. January 25, 2010
 - B. Member Discipline & Enforcement of Governing Documents – No Business Pending**
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Request for Payment Plan and Waiver of Late Fees
 - 2. Statements of Account Preliminary to Levying of Liens
 - 3. Legal Correspondence Submitted by Feldsott & Lee
 - 4. Legal Correspondence Submitted by The Judge Law Firm
 - 5. Case History Summary Report Submitted by The Judge Law Firm
 - 6. Legal Correspondence Submitted by The Judge Law Firm
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation**
 - 1. 2010 Legislative Updates Submitted by Feldsott & Lee
 - 2. Correspondence Submitted by Quality Loan Services Corp.
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. January 25, 2010
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 - 1. Antis Roofing & Waterproofing Proposals
 - 2. Donatelli Pest Control Proposal
 - D. Administrative & Operating Requests and Actions**
 - 1. Evergreen Realty & Associates, Inc. Correspondence
 - 2. Homeowner Correspondence
 - 3. Project Calendar Report
 - 4. Communication Worksheet
 - E. Architectural Matters – No Business Pending**
 - 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. Correspondence Submitted By Merrill Lynch
 - B. Financial Statements for the Periods Ending January 31, 2010 and February 28, 2010.
 - C. Financial Reference Guide
- VII. Next Meeting – April 5, 2010**
- VIII. Adjournment**