

**Aliso Villas Condominium Association No. 2  
Board of Directors Meeting  
July 19, 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, July 19, 2010**. The meeting will be called to order immediately following the Annual Membership Meeting at **6:00 p.m.** at the offices of Accell Property Management, Inc., 23046 Avenida de la Carlota, Suite 700, Laguna Hills, California.

- I. Annual Membership Meeting**
- II. Organizational Meeting**
- III. Call to Order**
- IV. Review & Approve Agenda**
- V. Executive Session**
  - A. Approval of Executive Session Meeting Minutes**
    - 1. June 21, 2010
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Homeowner Correspondence
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Homeowner Correspondence
    - 2. Statements of Account Preliminary to Levying of Liens
    - 3. Payment Plan Correspondence
    - 4. The Judge Law Firm Correspondence
    - 5. Feldsott & Lee Correspondence
    - 6. Case History Summary Report Submitted by The Judge Law Firm
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation**
- VI. Homeowner Open Forum**
- VII. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    - 1. June 21, 2010
    - 2. June 21, 2010 No Quorum Annual Membership Meeting
  - B. Consent Calendars & Resolutions**
    - 1. Lien Authorization Consent Calendar
    - 2. Resolution to Approve 4 Pals, Inc. Proposal
  - C. Maintenance & Service Proposals**
    - 1. Pool Area Fence Repair Proposals
    - 2. Associated Landscape Status Reports
    - 3. Spectrum Property Services Proposals
    - 4. Full Reserve Study Proposals
  - D. Administrative & Operating Requests and Actions**
    - 1. Project Calendar Report
    - 2. 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.*
- VIII. Review of Association Current Financial Reporting**
  - A. Financial Statements for the Periods Ending June 30, 2010
  - B. Financial Reference Guide
- IX. Next Meeting – August 16, 2010**
- X. Adjournment**