

Aliso Villas Condominium Association No. 2
Board of Directors Meeting
October 18, 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, October 18, 2010**. The meeting will be called to order at **6:00 p.m.** at the offices of Accell Property Management, 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 20, 2010
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Homeowner Correspondence
 - 2. Show Cause Hearings
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Payment Plan Correspondence
 - 2. Statements of Account Preliminary to Levying of Liens
 - 3. The Judge Law Firm Correspondence
 - 4. Feldsott & Lee, A Law Corporation Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
- IV. Presentation – Cepek Paving**
- V. Homeowner Open Forum**
- VI. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. September 20, 2010
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendars
 - 2. Special Resolutions to Approve
 - C. Maintenance & Service Proposals**
 - 1. Associated Landscape Service Company, Inc. Proposals
 - 2. Spectrum Property Services Proposal
 - 3. Audit and Tax Preparation Proposals
 - 4. Antis Roofing & Waterproofing Proposals
 - 5. P.W. Stephens Environmental Proposal
 - 6. Mold and Spore Investigation Report
 - D. Administrative & Operating Requests and Actions**
 - 1. Discuss Patrol Hour
 - 2. Project Calendar
 - 3. Communication Worksheet
 - E. Architectural Matters**
 - 1. Satellite Installation Guidelines
 - 2. Homeowner Correspondence
 - 3. Dog Leash Law and Pet Maintenance
 - 4. Proposed Nuisance Ordinance and Procedures
 - 5. Architectural Application
- VII. Review of Association Current Financial Reporting**
 - A. 2011 Budget
 - B. 2011 Reserve Study
 - C. Financial Reports for the Period Ending September 30, 2010
 - D. Financial Reference Guide
- VIII. New Business**

Pursuant to California Civil Code Section 1365.05, 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.
- IX. Adjournment**
 - A. Next Meeting Date – November 15, 2010
 - B. Motion to Adjourn