

**Aliso Villas Condominium Association No. 2  
Board of Directors Meeting  
February 28, 2011**

**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, February 28, 2011**. 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. January 18, 2011
  - B. Member Discipline & Enforcement of Governing Documents**
    1. Show Cause Hearings
    2. Homeowner Correspondence
    3. Hearing Decision Appeal
  - C. Payments of Assessments & Delinquent Accounts**
    1. Discussion with The Judge Law Firm & Feldsott & Lee, A Law Corporation
    2. The Judge Law Firm Correspondence
    3. Payment Plan Correspondence
    4. Account Balance Correspondence
    5. Notice of Trustee's Sale
    6. Case History Summary Report Submitted by The Judge Law Firm
    7. Feldsott & Lee, A Law Corporation Correspondence
    8. Weber & Associates, Inc. Correspondence
    9. Non-Sufficient Funds Correspondence
    10. Statements of Account Preliminary to Levying of Liens
    11. Account Summary Report
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation**
    1. Fiore, Racobs & Powers, A Law Corporation Correspondence
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    1. January 18, 2011
  - B. Consent Calendars & Resolutions**
    1. Lien Authorization Consent Calendar
    2. Resolution to Lien
    3. Special Resolutions to Approve
  - C. Maintenance & Service Proposals**
    1. Spectrum Property Services Proposals
    2. Antis Roofing & Waterproofing Proposals
    3. Stucco Repair Proposal
    4. Accurate Termite and Pest Control Proposal
    5. HOA Technology Proposal
  - D. Administrative & Operating Requests and Actions**
    1. Project Calendar
    2. Communication Worksheet
  - E. Architectural Matters**
    1. Homeowner Correspondence
- VI. Review of Association Current Financial Reporting**
  - A. Financial Reports for the Period Ending January 31, 2011
  - B. Financial Reference Guide
- VII. 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.*
- VIII. Adjournment**
  - A. Next Meeting Date – March 21, 2011

B. Motion to Adjourn