

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
April 18, 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, April 18, 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. February 28, 2011
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Show Cause Hearings
 - 2. Fine Waiver Requests
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Pre-Lien Waiver Request
 - 2. Accell Property Management, Inc. Correspondence
 - 3. Statements of Account Preliminary to Levying of Liens
 - 4. The Judge Law Firm Correspondence
 - 5. Superior Court of California Correspondence
 - 6. Feldsott & Lee, A Law Corporation Correspondence
 - D. Formation of Contracts**
 - 1. Fiore, Racobs & Powers, A Law Corporation Contract
 - E. Litigation or Consideration of Litigation**
 - 1. Fiore, Racobs & Powers, A Law Corporation Correspondence
 - F. Legal Opinions & Legal Guidance**
 - 1. Fiore, Racobs & Powers, A Law Corporation Correspondence
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. February 28, 2011
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendars
 - 2. Special Resolutions
 - C. Maintenance & Service Proposals**
 - 1. Spectrum Property Services Proposal
 - 2. Antis Roofing & Waterproofing, Inc. Proposals
 - 3. Asphalt Repair Proposals
 - 4. Brian Berg Insurance Services Proposal
 - 5. Inspector of Election Proposals
 - D. Administrative & Operating Requests and Actions**
 - 1. Annual Insurance Review
 - 2. Draft Annual Material
 - 3. Rules and Regulations
 - 4. Project Calendar Report
 - 5. Communication Worksheet
 - 6. Plumbing Reimbursement Request
 - E. Architectural Matters**
 - 1. Architectural Application
- VI. Review of Association Current Financial Reporting**
 - A. Invoices Submitted by Antis Roofing & Waterproofing, Inc.
 - B. Draft Audit Submitted by Schonwit & Company
 - C. Memorandums Submitted by Accell Property Management, Inc.
 - D. Financial Reports for the Periods Ending February 28, 2011 and March 31, 2011
 - E. 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 – May 16, 2011
 - B. Motion to Adjourn