

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
May 16, 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, May 16, 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. April 18, 2011
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Show Cause Hearings
 2. Fine Waiver Request
 - C. Payments of Assessments & Delinquent Accounts**
 1. Late and Pre-Lien Fees Waiver Request
 2. Accell Property Management, Inc. Correspondence
 3. Statements of Account Preliminary to Levying of Liens
 4. The Judge Law Firm Correspondence
 5. Feldsott & Lee, A Law Corporation Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinions & Legal Guidance**
 1. Fiore, Racobs & Powers, A Professional Law Corporation Correspondence
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. April 18, 2011
 - B. Consent Calendars & Resolutions**
 1. Lien Authorization Consent Calendar
 2. Special Resolutions
 - C. Maintenance & Service Proposals**
 1. Asphalt Project Consultant Proposals
 2. Asphalt Repair Proposals
 3. Spectrum Property Services, Inc. Proposals
 - D. Administrative & Operating Requests and Actions**
 1. Associated Landscape Tree Recommendations
 2. Accurate Termite Control Programs
 3. Project Calendar Report
 4. Communication Worksheet
 5. Summer Garage Sale and Plumbing Reimbursement Requests
 - E. Architectural Matters**
 1. Architectural Application
- VI. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Period Ending April 30, 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 – June 20, 2011
 - B. Motion to Adjourn