

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
August 15, 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, August 15, 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. June 20, 2011
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notices
 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 1. Pre-Lien Fee Waiver Request
 2. Delinquency Correspondence Submitted by Accell Property Management, Inc.
 3. Statements of Account Preliminary to Levying of Liens
 4. The Judge Law Firm Correspondence
 5. Feldsott & Lee, A Law Corporation Correspondence
 6. Association Lien Services Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- IV. Reconvened Annual Membership Meeting – 7:00 p.m.**
- V. Organizational Meeting**
- VI. Homeowner Open Forum**
- VII. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. June 20, 2011
 2. June 20, 2011 No Quorum Annual Membership Meeting
 - B. Consent Calendars & Resolutions**
 1. Lien Authorization Consent Calendars
 2. Special Resolutions
 3. Resolution to Approve Duties of the Association President
 - C. Maintenance & Service Proposals**
 1. Roof Replacement Proposals
 2. Phone and Internet Services Proposals
 3. Tropitone Furniture Proposal
 4. Accurate Termite and Pest Control Proposal
 - D. Administrative & Operating Requests and Actions**
 1. Collection Policy Review and Discussion
 2. Draft Rules and Regulations Review and Discussion
 3. Project Calendar Report
 4. Communication Worksheet
 - E. Architectural Matters**
 1. Architectural Application
 - F. Financial Action**
 1. Collection Policy Summary and Delinquency Policy Worksheets
- VIII. Review of Association Current Financial Reporting**
 - A.** Financial Reports for the Periods Ending June 30, 2011 and July 31, 2011
 - B.** Financial Reference Guide
- IX. 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.
- X. Adjournment**
 - A.** Next Meeting Date – September 19, 2011
 - B.** Motion to Adjourn