

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
September 19, 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, September 19, 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. Presentation by James LeCourt Plumbing**
- III. Presentation by Accurate Termite Control**
- IV. Review & Approve Agenda**
- V. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. August 15, 2011
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notices
 - 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Homeowner Correspondence
 - 2. Statements of Account Preliminary to Levying of Liens
 - 3. The Judge Law Firm Correspondence
 - 4. Feldsott & Lee, A Law Corporation Correspondence
 - 5. Association Lien Services Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation**
 - 1. Trial Discussion
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- VI. Organizational Meeting**
- VII. Homeowner Open Forum**
- VIII. Presentation by Antis Roofing & Waterproofing, Inc.**
- IX. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. August 15, 2011
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - 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. Antis Roofing & Waterproofing, Inc. Proposal
 - 4. Reserve Study Proposals
 - 5. Audit and Tax Preparation Proposals
 - 6. Spectrum Property Services, Inc., Proposal
 - D. Administrative & Operating Requests and Actions**
 - 1. Project Calendar Report
 - 2. Communication Worksheet
 - E. Architectural Matters**
 - 1. Architectural Application
 - F. Financial Action – No Business Pending**
- X. Review of Association Current Financial Reporting**
 - A.** Financial Reports for the Period Ending August 31, 2011
 - B.** Financial Reference Guide
- XI. 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.
- XII. Adjournment**
 - A.** Next Meeting Date – October 17, 2011
 - B.** Motion to Adjourn