

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
October 17, 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, October 17, 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. September 19, 2011
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Correspondence Submitted by Accell Property Management, Inc.
 - 2. Statements of Account Preliminary to Levying of Liens
 - 3. The Judge Law Firm Correspondence
 - 4. 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**
 - 1. The Judge Law Firm Correspondence
- IV. Organizational Meeting**
- V. Homeowner Open Forum**
- VI. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. September 19, 2011
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 - 1. Antis Roofing & Waterproofing, Inc. Proposals
 - 2. Associated Landscape Service Co., Inc. Proposals
 - 3. Landscape Maintenance Services Proposals
 - D. Administrative & Operating Requests and Actions**
 - 1. Project Calendar Report
 - 2. Communication Worksheet
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action**
 - 1. Draft 2012 Budget and Disclosure Materials
- VII. Review of Association Current Financial Reporting**
 - A. Memorandums Submitted by Accell Property Management, Inc.
 - B. Financial Reports for the Period Ending September 30, 2011
 - C. Financial Reference Guide
- VIII. 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.
- IX. Adjournment**
 - A. Next Meeting Date – November 21, 2011
 - B. Motion to Adjourn