

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
February 22, 2012**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors Meeting for the Aliso Villas Condominium Association No. 2 will be held on **Wednesday, February 22, 2012**. 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. January 9, 2012

B. Member Discipline & Enforcement of Governing Documents

1. Hearing Notices

C. Payments of Assessments & Delinquent Accounts

1. Late and Interest Fees Waiver Request
2. The Judge Law Firm Correspondence
3. Association Lien Services Correspondence
4. Fiore, Racobs & Powers Correspondence

D. Formation of Contracts – No Business Pending

E. Litigation or Consideration of Litigation

1. Fiore, Racobs & Powers Correspondence

F. Legal Opinions & Legal Guidance

1. Fiore, Racobs & Powers Correspondence
2. Litigation Disclosure Statement

IV. Homeowner Open Forum

V. Regular Session - Board Actions

A. Approval of Regular Session Minutes

1. January 9, 2012

B. Consent Calendars & Resolutions – No Business Pending

C. Maintenance & Service Proposals

1. Personal Touch Cleaning & Maintenance, Inc. Proposal
2. Inspector of Election Proposals
3. Spectrum Property Services, Inc. Proposal

D. Administrative & Operating Requests and Actions

1. Draft Annual Membership Meeting Materials
2. Project Calendar Report
3. Communication Worksheet
4. Homeowner Requests

E. Architectural Matters – No Business Pending

F. Financial Action – No Business Pending

VI. Review of Association Current Financial Reporting

- A. Memorandum Submitted by Accell Property Management, Inc.
- B. Financial Reports for the Period Ending January 31, 2012
- C. 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 – March 19, 2012
- B. Motion to Adjourn