

Aliso Villas Condominium Association No. 2
Board of Directors Meeting
April 16, 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 **Monday, April 16, 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. March 19, 2012
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notices
 - 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Request to Write Off Account
 - 2. Swendelson Gottlieb Correspondence
 - 3. Association Lien Services Correspondence
 - 4. The Judge Law Firm Correspondence
 - 5. Feldsott & Lee Correspondence
 - 6. Statements of Account Preliminary to Levying of Liens
 - D. Formation of Contracts**
 - 1. Associated Landscape Contract Addendum
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. March 19, 2012
 - B. Consent Calendars & Resolutions**
 - 1. Special Resolution
 - 2. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 - 1. Reserve Study Proposals
 - 2. Pool Facility Cleaning Proposals
 - 3. Insurance Services Proposals
 - 4. Tot Lot Requirements
 - 5. Spectrum Property Services
 - D. Administrative & Operating Requests and Actions**
 - 1. Project Calendar Report
 - 2. Communication Worksheet
 - 3. Homeowner Correspondence
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action**
 - 1. Draft Audit
- VI. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Period Ending March 31, 2012
 - 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 – May 21, 2012
 - B. Motion to Adjourn