

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
February 25, 2013**

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, February 25, 2013**. The Meeting will be called to order at **6:00 p.m.** at the offices of Accell Property Management, Inc. 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 14, 2013
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notices
 - 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Homeowner Correspondence
 - 2. Association Lien Services Correspondence
 - 3. Feldsott & Lee Correspondence
 - 4. Correspondence sent to Collection Firms
 - 5. The Judge Law Firm Correspondence
 - 6. Statements of Account Preliminary to Levying of Liens
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinions & Legal Guidance**
 - 1. Fiore, Racobs & Powers Correspondence
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. January 12, 2012 No Quorum Bylaw and CC&R Amendment Meeting
 - 2. February 11, 2013 No Quorum Bylaw and CC&R Amendment Meeting
 - 3. January 14, 2013 Board of Directors Meeting
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendars
 - 2. Annual Insurance Review and Renewal
 - C. Maintenance & Service Proposals**
 - 1. Pool Facility DVR and Camera Proposals
 - 2. Spectrum Property Services, Inc. Proposals
 - 3. Associated Landscape Proposal
 - 4. Personal Touch Cleaning and Maintenance, Inc. Proposal
 - 5. Playcore Proposals
 - 6. Inspector of Election Services Proposals
 - 7. Antis Roofing & Waterproofing Proposals
 - D. Administrative & Operating Requests and Actions**
 - 1. Annual Election Meeting Notice
 - 2. Project Calendar Report
 - 3. Communication Worksheet
 - 4. Homeowner Correspondence
 - E. Architectural Matters**
 - 1. Architectural Submission and Review Procedures
 - F. Financial Action – No Business Pending**
- VI. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Period Ending January 31, 2013
 - 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 – March 18, 2013
 - B. Motion to Adjourn