

Aliso Villas Condominium Association No. 2
Board of Directors Meeting
March 18, 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, March 18, 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. Presentation by The Judge Law Firm**
- II. Presentation by Associated Landscape**
- III. Call to Order – 6:00 p.m.**
- IV. Review & Approve Agenda**
- V. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. February 25, 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. The Judge Law Firm Correspondence
 - 5. Statement of Account Preliminary to Levying of Lien
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation**
 - 1. Complaint for Damages
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- VI. Homeowner Open Forum**
- VII. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. February 25, 2013
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 - 1. Associated Landscape Proposal
 - 2. Antis Roofing and Waterproofing, Inc. Change Order
 - 3. City of Mission Viejo Correspondence
 - D. Administrative & Operating Requests and Actions**
 - 1. Annual Review of Rules and Regulations
 - 2. Project Calendar Report
 - 3. Communication Worksheet
 - 4. Homeowner Correspondence
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action – No Business Pending**
- VIII. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Period Ending February 28, 2013
 - B. Financial Reference Guide
- IX. 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.
- X. Adjournment**
 - A. Next Meeting Date – April 15, 2013
 - B. Motion to Adjourn