

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
December 16, 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, December 16, 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. November 18 2013
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Fine Waiver Requests
 - C. Payments of Assessments & Delinquent Accounts**
 1. Statement of Account Preliminary of Levying of Liens
 2. Association Lien Services Correspondence
 3. Feldsott and Lee, A Law Corporation Correspondence
 4. The Judge Law Firm Correspondence
 - D. Formation of Contracts**
 1. Fiore, Racobs and Powers, A Professional Law Corporation, Retained Service Agreement
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- IV. Reconvened Governing Document Amendment Vote Meeting – 7:00 p.m.**
- V. Homeowner Open Forum**
- VI. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. November 18, 2013 Board of Directors Meeting
 2. November 18, 2013 No Quorum Bylaw and CC&R Amendment Meeting
 - B. Consent Calendars & Resolutions**
 1. Lien Authorization Consent Calendars
 - C. Maintenance & Service Proposals**
 1. Revised Ongoing Turf Removal and Renovation Proposal Submitted By Associated Landscape
 - D. Administrative & Operating Requests and Actions**
 1. Project Calendar Report
 2. Communication Worksheet
 3. FHA Certification Request
 - E. Architectural Matters**
 1. Architectural Applications
 - F. Financial Action**
 1. FDIC Insurance Memorandum
- VII. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Period Ending November 30, 2013
 - B. 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 – January 20, 2014
 - B. Motion to Adjourn