

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
February 3, 2014**

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 3, 2014**. 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. December 16, 2013
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notices
 - 2. Request For Homeowner to Attend The Next Board Meeting Regarding A Fee Waiver Request
 - 3. Towing Reimbursement Request
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Prelien Fee Waiver Request
 - 2. Returned Check Correspondence
 - 3. Statements of Account Preliminary to Levying of Liens
 - 4. Association Lien Services Correspondence
 - 5. Feldsott and Lee, A Law Corporation Correspondence
 - 6. The Judge Law Firm Correspondence
 - D. Formation of Contracts**
 - 1. Fiore, Racobs and Powers, A Professional Law Corporation Correspondence Regarding The Approved Retained Service Contract
 - 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. December 16, 2013 No Quorum Bylaw and CC&R Amendment Meeting
 - 2. January 13, 2014 No Quorum Bylaw and CC&R Amendment Meeting
 - 3. December 16, 2013 Board of Directors Meeting
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendars
 - C. Maintenance & Service Proposals**
 - 1. Pool Area Lighting Repairs Proposal Submitted by Three Phase Electric
 - 2. California Release of Property Damage For The Wall Damaged by a Vehicle Submitted by Infinity Insurance Company
 - 3. Pending Deck Repairs Correspondence Submitted by Spectrum Property Services
 - 4. Homeowner Tree Removal Request and Tree Removal Proposal Submitted by Associated Landscape Service Company
 - 5. Proposal For Roof Replacement at Five Buildings Submitted by Antis Roofing and Waterproofing, Inc.
 - 6. Proposal For Roof and Flashing Systems Maintenance Submitted by Antis Roofing and Waterproofing, Inc.
 - 7. Proposal For Gutter, Downspout and Roof Cleaning Submitted by Antis Roofing and Waterproofing, Inc.

D. Administrative & Operating Requests and Actions

1. Parking Program Correspondence Submitted by Patrol Masters
2. Project Calendar Report
3. Communication Worksheet
4. Information Magnet Request
5. Gift Card Purchase Reimbursement Request

E. Architectural Matters

1. Architectural Application

F. Financial Action

1. Reserve Reallocation Memorandum

VI. Review of Association Current Financial Reporting

- A. Financial Reports for the Period Ending December 31, 2013
- B. Financial Reference Guide

VII. New Business

Pursuant to California Civil Code Section 4930(d), 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 17, 2014
- B. Motion to Adjourn