

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
October 29, 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 **Wednesday, October 29, 2014**. The Meeting will be called to order following the Organizational Meeting at **6:00 p.m.** at the office 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. September 15, 2014
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Fine Waiver Requests
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Payment Plan Requests
 - 2. Statement of Account Preliminary to Levying of Lien
 - 3. Association Lien Services Delinquency Correspondence
 - 4. Assessment Collection Repost Submitted by The Judge Law Firm
 - 5. The Judge Law Firm Delinquency Correspondence
 - 6. Case History Summary Report Submitted by The Judge Law Firm
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- IV. Homeowner Open Forum – 7:00 p.m.**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. September 15, 2014
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 - 1. Decksides Pool Service Proposal
 - D. Administrative & Operating Requests and Actions**
 - 1. Bylaw and CC&R Amendment Ballot Materials
 - 2. Project Calendar Report
 - 3. Communication Worksheet
 - 4. Homeowner Correspondence Regarding Parking Committee
 - E. Architectural Matters**
 - 1. Architectural Applications
 - F. Financial Action**
 - 1. Draft Reserve Study Submitted by Strategic Reserves
 - 2. 2015 Draft Annual Budget Report
- VI. Review of Association Current Financial Reporting**
 - A.** Financial Reports for the Period September 30, 2014
 - 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 – November 17, 2014
 - B.** Motion to Adjourn