

Aliso Villas Condominium Association No. 2
Board of Directors Meeting
August 17, 2015

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, August 17, 2015**. The Meeting will be called to order 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. Annual Membership Meeting**
- III. Organizational Meeting**
- IV. Review & Approve Agenda**
- V. Vendor Presentation**
- VI. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. August 17, 2015
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notices
 - 2. Fine Waiver Request
 - 3. Homeowner Concerns
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Updated Post Judgment Ledger
 - 2. Statement of Account Preliminary to Levying of Lien
 - 3. Association Lien Services Correspondence
 - 4. Feldsott and Lee Correspondence
 - 5. The Judge Law Firm Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- VII. Homeowner Open Forum – 7:00 p.m.**
- VIII. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. August 17, 2015 No Quorum Annual Membership
 - 2. August 17, 2015
 - B. Consent Calendars & Resolutions**
 - 1. Approve the Duties, Responsibilities and Authority of the Association President
 - C. Maintenance & Service Proposals**
 - 1. Spectrum Property Services Proposals
 - 2. Streamline Building Services Proposals
 - D. Administrative & Operating Requests and Actions**
 - 1. Project Calendar Report
 - 2. Communication Worksheet
 - 3. Homeowner Correspondence
 - 4. Reimbursement Request
 - 5. Wood Trim Request
 - E. Architectural Matters**
 - 1. Architectural Applications
 - F. Financial Action**
 - 1. Reserve Study Proposals
 - 2. Tax and Audit Preparation Proposals
 - 3. Annual Policy Statement Package
 - 4. Bank Transaction Resolution
- IX. Review of Association Current Financial Reporting**
 - A. Financial Report for the Period July 31, 2015**
- X. 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.
- XI. Adjournment**
 - A. Next Meeting Date – September 21, 2015**
 - B. Motion to Adjourn**