

**Aliso Villas Condominium Association No. 2  
Board of Directors Meeting  
December 7, 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, December 7, 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. Review & Approve Agenda**
- III. Executive Session**
  - A. Approval of Executive Session Meeting Minutes**
    - 1. October 19, 2015
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Hearing Notice
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Statement of Account Preliminary to Levying of Lien
    - 2. The Judge Law Firm Correspondence
    - 3. Association Lien Services Correspondence
    - 4. Feldsott and Lee Correspondence
  - D. Formation of Contracts**
    - 1. Fiore, Racobs & Powers Contract Renewal
  - E. Litigation or Consideration of Litigation**
    - 1. Legal Correspondence regarding Aliso Villas 1
  - 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. November 2, 2015 Board of Directors Special Budget Meeting
    - 2. October 19, 2015 Board of Directors Meeting
    - 3. October 13, 2016 Annual Membership Meeting
  - B. Consent Calendars & Resolutions**
    - 1. Lien Authorization Consent Calendar
  - C. Maintenance & Service Proposals**
    - 1. Streamline Building Corporation Proposal
    - 2. Deckside Pool Services Proposal
    - 3. Antis Roofing and Waterproofing Proposal
  - D. Administrative & Operating Requests and Actions**
    - 1. Parking Permit Program Discussion
    - 2. Project Calendar Report
    - 3. Communication Worksheet
    - 4. Homeowner Correspondence Regarding Fence Repair
  - E. Architectural Matters**
    - 1. Architectural Application
  - F. Financial Action**
    - 1. 2015 Bad Debt Write Off Report
    - 2. Bank Transaction Resolution
- VI. Review of Association Current Financial Reporting**
  - A. Financial Report for the Period October 31, 2015**
- 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 – January 18, 2016**
  - B. Motion to Adjourn**