

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
May 17, 2010**

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, May 17, 2010**. 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. April 19, 2010
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Notice of Hearings
 - 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Statements of Account Preliminary to Levying of Liens
 - 2. The Judge Law Firm Correspondence
 - 3. Feldsott & Lee Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation**
 - 1. Feldsott & Lee Correspondence
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. April 19, 2010
 - B. Consent Calendars & Resolutions**
 - 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 - 1. Antis Roofing & Waterproofing Proposals
 - 2. Inspector of Election Proposals
 - D. Administrative & Operating Requests and Actions**
 - 1. Homeowner Correspondence
 - 2. Draft Annual Meeting Materials
 - 3. Project Calendar Report
 - 4. Communication Worksheet
 - F. Architectural Matters**
 - 1. Architectural Application
 - F. New Business**

Pursuant to California Civil Code Section 1363.05, 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.
- VI. Review of Association Current Financial Reporting**
 - A. 2009 Draft Audit
 - B. New Financial Reports Memorandum
 - C. Financial Statements for the Periods Ending January 31, 2010, February 28, 2010, March 30, 2010 and April 30, 2010
 - D. Financial Reference Guide
- VII. Next Meeting – June 21, 2010**
- VIII. Adjournment**