

**Aliso Villas Condominium Association No. 2  
Board of Directors Meeting  
September 20, 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, September 20, 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 at 6:00 p.m.**

**II. Review & Approve Agenda**

**III. Executive Session**

**A. Approval of Executive Session Meeting Minutes**

1. August 16, 2010

**B. Member Discipline & Enforcement of Governing Documents**

1. Show Cause Hearings
2. Mold Remediation Correspondence

**C. Payments of Assessments & Delinquent Accounts**

1. Meet and Confer
2. Fee Waiver Requests
3. Statements of Account Preliminary to Levying of Liens
4. The Judge Law Firm Correspondence
5. Feldsott & Lee Correspondence
6. The Judge Law Firm Correspondence
7. Homeowner Correspondence
8. Case History Summary Report Submitted by The Judge Law Firm
9. Partial Payment of Account Correspondence
10. Case History Summary Report Submitted by Feldsott & Lee, A Law Corporation

**D. Formation of Contracts – No Business Pending**

**E. Litigation or Consideration of Litigation**

1. Vail, Macrea & Edrington Correspondence
2. Feldsott & Lee, A Law Corporation Correspondence

**IV. Homeowner Open Forum**

**V. Regular Session - Board Actions**

**A. Approval of Regular Session Minutes**

1. August 16, 2010

**B. Consent Calendars & Resolutions**

1. Lien Authorization Consent Calendar

**C. Maintenance & Service Proposals**

1. 4 Pals, Inc. Proposal
2. Certified Backflow Services Proposal
3. South Coast Fire Protection Proposal
4. Termite Reports
5. Stucco Repairs Proposals
6. Wrought Iron Repair Proposals

**D. Administrative & Operating Requests and Actions**

1. Homeowner Correspondence
2. Project Calendar Report
3. Communication Worksheet

**E. 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. Draft Budget
- B. Draft Reserve Study
- C. Financial Statements for the Period Ending August 31, 2010
- D. Financial Reference Guide

**VII. Next Meeting – October 18, 2010**

**VIII. Adjournment**