

Aliso Villas Condominium Association No. 2
Board of Directors Meeting
June 20, 2011

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, June 20, 2011**. The meeting will be called to order at **6:00 p.m.** at the offices of Accell Property Management, 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 18, 2011
 2. May 16, 2011
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Fine Waiver Request
 - C. Payments of Assessments & Delinquent Accounts**
 1. Payment Plan Request
 2. Statements of Account Preliminary to Levying of Liens
 3. The Judge Law Firm Correspondence
 4. Feldsott & Lee, A Law Corporation Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation**
 1. Trial Correspondence
 - F. Legal Opinions & Legal Guidance**
 1. Fiore, Racobs & Powers, A Professional Law Corporation Correspondence
- IV. Annual Membership Meeting – 7:00 p.m.**
- V. Organizational Meeting**
- VI. Homeowner Open Forum**
- VII. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. April 18, 2011
 2. May 16, 2011
 - B. Consent Calendars & Resolutions**
 1. Lien Authorization Consent Calendar
 2. Resolution to Approve Duties of the Association President
 - C. Maintenance & Service Proposals**
 1. Asphalt Project Consultant Proposals
 - D. Administrative & Operating Requests and Actions**
 1. Project Calendar Report
 2. Communication Worksheet
 3. Plumbing Reimbursement and Lower Dues Requests
 - E. Architectural Matters**
 1. Architectural Application
- VIII. Review of Association Current Financial Reporting**
 - A. Review of Draft Special Assessment Letter
 - B. Income Tax Returns Submitted by Schonwit & Company
 - C. Memorandums Submitted by Accell Property Management, Inc.
 - D. Financial Reports for the Periods Ending April 30, 2011 and May 31, 2011
 - E. Financial Reference Guide
- IX. New Business**

Pursuant to California Civil Code Section 1365.05, 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.
- X. Adjournment**
 - A. Next Meeting Date – August 15, 2011
 - B. Motion to Adjourn