

**Aliso Villas Condominium Association No. 2  
Board of Directors Meeting  
December 5, 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, December 5, 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. Presentation by John MacDowell and Andrew Davies with Fiore, Racobs & Powers**
- IV. Presentation by Douglas Kantner and Nassar Jabariu with Patrol Masters**
- V. Executive Session**
  - A. Approval of Executive Session Meeting Minutes**
    1. October 17, 2011
  - B. Member Discipline & Enforcement of Governing Documents**
    1. Hearing Notices
  - C. Payments of Assessments & Delinquent Accounts**
    1. Statements of Account Preliminary to Levying of Liens
    2. The Judge Law Firm Correspondence
    3. Association Lien Services Correspondence
    4. Swedelson & Gottlieb Correspondence
  - D. Formation of Contracts**
    1. Fiore, Racobs & Powers Contract
  - E. Litigation or Consideration of Litigation – No Business Pending**
  - F. Legal Opinions & Legal Guidance**
    1. Draft Litigation Disclosure Statement
- VI. Organizational Meeting**
- VII. Homeowner Open Forum**
- VIII. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    1. October 17, 2011
  - B. Consent Calendars & Resolutions**
    1. Special Resolutions
    2. Lien Authorization Consent Calendars
    3. Consent Calendar to Adopt Budget
  - C. Maintenance & Service Proposals**
    1. Unpaid Antis Roofing & Waterproofing, Inc. Invoices
    2. Associated Landscape Services Company, Inc. Contract
  - D. Administrative & Operating Requests and Actions**
    1. Director Resignation and Appointment
    2. Patrol Masters Correspondence
    3. Project Calendar Report
    4. Communication Worksheet
  - E. Architectural Matters – No Business Pending**
  - F. Financial Action – No Business Pending**
- IX. Review of Association Current Financial Reporting**
  - A. Financial Reports for the Period Ending October 31, 2011
  - B. Financial Reference Guide
- X. 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.*
- XI. Adjournment**
  - A. Next Meeting Date – January 16, 2012
  - B. Motion to Adjourn