

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
August 20, 2012**

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, August 20, 2012**. 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 Accell Property Management, Inc.**
- IV. Annual Membership Meeting**
- V. Organizational Meeting**
- VI. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 1. July 16, 2012
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notices
 2. Incident Report
 3. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 1. Association Lien Services Correspondence
 2. Feldsott & Lee Correspondence
 3. The Judge Law Firm Correspondence
 4. Swedelson & Gottlieb Correspondence
 5. Statements of Account Preliminary to Levying of Liens
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- VII. Homeowner Open Forum**
- VIII. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. July 16, 2012
 - B. Consent Calendars & Resolutions**
 1. Resolution to Approve
 2. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 1. Spectrum Property Services Proposals
 2. HOA Technology Proposal
 - D. Administrative & Operating Requests and Actions**
 1. Project Calendar Report
 2. Communication Worksheet
 3. Homeowner Correspondence
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action – No Business Pending**
- IX. Review of Association Current Financial Reporting**
 - A. Accell Property Management, Inc. Memorandum
 - B. Financial Reports for the Period Ending July 31, 2012
 - C. 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 – October 15, 2012
 - B. Motion to Adjourn