

**Aliso Villas Condominium Association No. 2**  
**Board of Directors Meeting**  
**January 14, 2013**

**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, January 14, 2013**. 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 Patrol Masters**
- IV. Executive Session**
  - A. Approval of Executive Session Meeting Minutes**
    1. October 29, 2012
    2. November 19, 2012
  - B. Member Discipline & Enforcement of Governing Documents**
    1. Hearing Notices
    2. Homeowner Correspondence
  - C. Payments of Assessments & Delinquent Accounts**
    1. Homeowner Correspondence
    2. Association Lien Services Correspondence
    3. Feldsott & Lee Correspondence
    4. Swedelson & Gottlieb Correspondence
    5. The Judge Law Firm Correspondence
    6. Homeowner Correspondence
    7. Statements of Account Preliminary to Levying of Liens
  - D. Formation of Contracts**
    1. Patrol Masters Correspondence
    2. Management Contract Renewal
  - E. Litigation or Consideration of Litigation**
    1. Fiore, Racobs & Powers Correspondence
  - F. Legal Opinions & Legal Guidance**
    1. Fiore, Racobs & Powers Correspondence
    2. Hickey & Petchul, LLP Correspondence
- V. Homeowner Open Forum**
- VI. Regular Session - Board Actions**
  - A. Approval of Regular Session Minutes**
    1. October 29, 2012
    2. November 19, 2012
  - B. Consent Calendars & Resolutions**
    1. Lien Authorization Consent Calendars
  - C. Maintenance & Service Proposals**
    1. Antis Roofing & Waterproofing Proposals
    2. Rain Gutter Cleaning Proposals
    3. Associated Landscape Proposal
    4. Fiore, Racobs & Powers Service Agreement
    5. Pool Facility DVR & Camera Installation Proposals
  - D. Administrative & Operating Requests and Actions**
    1. Communication Worksheet
    2. Project Calendar Report
    3. Homeowner Correspondence
  - E. Architectural Matters – No Business Pending**
  - F. Financial Action – No Business Pending**
- VII. Review of Association Current Financial Reporting**
  - A. Accell Property Management, Inc. Memorandum
  - B. Financial Reports for the Period Ending November 30, 2012 and December 31, 2012
  - C. Financial Reference Guide
- VIII. 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.
- IX. Adjournment**
  - A. Next Meeting Date – February 18, 2013
  - B. Motion to Adjourn