

Aliso Villas Condominium Association No. 2
Board of Directors Meeting
April 15, 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, April 15, 2013**. 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 – 6:00 p.m.**
- II. Review & Approve Agenda**
- III. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 1. March 18, 2013
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notices
 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 1. Association Lien Services Correspondence
 2. Feldsott & Lee Correspondence
 3. The Judge Law Firm Correspondence
 4. Homeowner Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation**
 1. Farmers Insurance Group Correspondence
 - F. Legal Opinions & Legal Guidance**
 1. Fiore, Racobs and Powers, A Profession Law Group Correspondence
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. March 18, 2013
 - B. Consent Calendars & Resolutions**
 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 1. Berg Insurance Agency, Inc. Proposals
 2. Garage Sale Correspondence
 3. HOA Technology Proposal
 - D. Administrative & Operating Requests and Actions**
 1. Project Calendar Report
 2. Communication Worksheet
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action**
 1. Draft Audit
- VI. Review of Association Current Financial Reporting**
 - A. Memorandum submitted by Accell Property Management, Inc.
 - B. Financial Reports for the Period Ending March 31, 2013
 - C. Financial Reference Guide
- VII. 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.
- VIII. Adjournment**
 - A. Next Meeting Date – May 20, 2013
 - B. Motion to Adjourn