

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
May 20, 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, May 20, 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. April 15, 2013
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notices
 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 1. Homeowner Correspondence
 2. Statement of Account Preliminary of Levying of Lien
 3. The Judge Law Firm Correspondence
 4. Association Lien Services Correspondence
 5. Feldsott & Lee Correspondence
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation**
 1. Farmers Insurance Group Correspondence
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. March 11, 2013 No Quorum Bylaw and CC&R Amendment Meeting
 2. April 8, 2013 No Quorum Bylaw and CC&R Amendment Meeting
 3. April 15, 2013 Board of Directors Meeting
 - B. Consent Calendars & Resolutions**
 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 1. Reserve Study Preparation Proposals
 2. Associated Landscape Service Company, Inc. Proposal
 - D. Administrative & Operating Requests and Actions**
 1. Homeowner Responses to Proposed Asbestos Policy
 2. Asbestos Policy Adoption
 3. Project Calendar Report
 4. Communication Worksheet
 5. Homeowner Correspondence
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action**
 1. Draft Audit
- VI. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Period Ending April 30, 2013
 - B. 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 – June 17, 2013
 - B. Motion to Adjourn