

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
July 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, July 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. Organizational Meeting Agenda**
- IV. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 1. June 17, 2013
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Fine Waiver Request
 - 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. Feldsott & Lee Correspondence
 5. Association Lien Services Correspondence
 - D. Formation of Contracts**
 1. Telegence Communications, Inc. Correspondence
 - E. Litigation or Consideration of Litigation**
 1. Berg Insurance Correspondence
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- V. Homeowner Open Forum**
- VI. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 1. July 1, 2013 No Quorum Bylaw and CC&R Amendment Meeting
 2. June 17, 2013 No Quorum Annual Membership Meeting
 3. June 17, 2013 Board of Directors Meeting
 - B. Consent Calendars & Resolutions**
 1. Resolution to Approve the Duties of the Association President
 2. Lien Authorization Consent Calendar
 3. Collection Policy Summary Worksheet
 4. Delinquency Policy Worksheet
 - C. Maintenance & Service Proposals**
 1. Spectrum Property Services Proposal
 - D. Administrative & Operating Requests and Actions**
 1. Community Garage Sale Correspondence
 2. Patrol Masters Correspondence
 3. Project Calendar Report
 4. Communication Worksheet
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action**
 1. Accell Property Management, Inc. Memorandums
- VII. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Period Ending June 30, 2013
 - B. 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 – August 19, 2013
 - B. Motion to Adjourn