

**Aliso Villas Condominium Association No. 2  
Board of Directors Meeting  
September 16, 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, September 16, 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. August 19, 2013
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Hearing Notices
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Statements of Account Preliminary of Levying of Liens
    - 2. Association Lien Services Correspondence
    - 3. The Judge Law Firm Correspondence
  - D. Formation of Contracts – No Business Pending**
  - E. Litigation or Consideration of Litigation**
    - 1. Farmers Insurance 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. August 26, 2013 No Quorum Bylaw and CC&R Amendment Meeting
    - 2. August 19, 2013 Board of Directors Meeting
  - B. Consent Calendars & Resolutions**
    - 1. Special Resolution of the Board of Directors
    - 2. Lien Authorization Consent Calendar
  - C. Maintenance & Service Proposals**
    - 1. Pool Maintenance Services Proposals
    - 2. All Inclusive Pool Maintenance Service Proposals
    - 3. Spectrum Property Services Proposal
    - 4. Audit and Tax Preparation Proposals
  - D. Administrative & Operating Requests and Actions**
    - 1. Project Calendar Report
    - 2. Communication Worksheet
  - E. Architectural Matters – No Business Pending**
  - F. Financial Action**
    - 1. Annual Policy Statement Package
    - 2. 2014 Draft Annual Budget
    - 3. Draft Reserve Study
    - 4. Bank Transaction Resolution
- VI. Review of Association Current Financial Reporting**
  - A. Financial Reports for the Period Ending August 31, 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 – October 21, 2013
  - B. Motion to Adjourn