

Aliso Villas Condominium Association No. 2
Board of Directors Meeting
July 21, 2014

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 21, 2014**. The Meeting will be called to order following the Organizational Meeting at **6:00 p.m.** at the office of Accell Property Management, Inc. 23046 Avenida de la Carlota, Suite 700, Laguna Hills, California.

- I. Call to Order – 6:00 p.m.**
- II. Organizational Meeting**
- III. Vendor Presentation by Associated Landscape Regarding Turf Renovation Proposal**
- IV. Review & Approve Agenda**
- V. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 - 1. June 16, 2014
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notice
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Payment Plan Request
 - 2. Statement of Account Preliminary to Levying of Lien
 - 3. Returned Check Correspondence
 - 4. Association Lien Services Delinquency Correspondence
 - 5. Feldsott and Lee Assessment Collection Status Report
 - 6. The Judge Law Firm Delinquency Correspondence
 - D. Formation of Contracts**
 - 1. Service Fee Structure Change Submitted by The Judge Law Firm
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - F. Legal Opinions & Legal Guidance – No Business Pending**
- VI. Homeowner Open Forum**
- VII. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. June 16, 2014 No Quorum Annual Meeting
 - 2. June 16, 2014 Board of Directors Meeting
 - 3. June 30, 2014 No Quorum Bylaw and CC&R Amendment Meeting
 - B. Consent Calendars & Resolutions**
 - 1. Resolution to Approve the Duties of the Association President
 - 2. Lien Authorization Consent Calendar
 - 3. Collection Policy Summary Resolution
 - 4. Delinquency Policy Resolution
 - C. Maintenance & Service Proposals**
 - 1. Pool Room Door Replacement Proposal Submitted by Spectrum Property Services, Inc.
 - 2. New Pole Light Installation Proposal Submitted by Three Phase Electric
 - 3. Bird of Paradise Removal and Trimming Proposal Submitted by Associated Landscape
 - 4. Turf Renovation Proposal Submitted by Associated Landscape
 - 5. Community Painting Project Proposal Submitted by J.C. Case
 - 6. Pool Maintenance Services Proposals
 - 7. Increased Tot Lot Cleaning Proposal Submitted by Personal Touch Cleaning and Maintenance, Inc.
 - D. Administrative & Operating Requests and Actions**
 - 1. Project Calendar Report
 - 2. Communication Worksheet
 - 3. Homeowner Correspondence
 - 4. Landscape Committee Appointment Discussion
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action**
 - 1. Annual Policy Statement Package
 - 2. Bank Transaction Resolution
- VIII. Review of Association Current Financial Reporting**
 - A.** Financial Reports for the Period Ending June 30, 2014
 - B.** Financial Reference Guide
- IX. New Business**

Pursuant to California Civil Code Section 4930(d), 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.
- X. Adjournment**
 - A.** Next Meeting Date – August 18, 2014
 - B.** Motion to Adjourn