

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
September 15, 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, September 15, 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. Review & Approve Agenda**
- III. Executive Session**
 - A. Approval of Executive Session Meeting Minutes**
 1. August 18, 2014
 - B. Member Discipline & Enforcement of Governing Documents**
 1. Hearing Notices
 - C. Payments of Assessments & Delinquent Accounts**
 1. Statements of Account Preliminary to Levying of Liens
 2. Association Lien Services Delinquency Correspondence
 3. Assessment Collection Report Submitted by The Judge Law Firm
 4. The Judge Law Firm Delinquency Correspondence
 5. Case History Summary Report Submitted by The Judge Law Firm
 - D. Formation of Contracts – No Business Pending**
 - E. Litigation or Consideration of Litigation – No Business Pending**
 - 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 18, 2014 Board of Directors Meeting
 2. August 25, 2014 No Quorum Bylaw and CC&R Amendment Meeting
 - B. Consent Calendars & Resolutions**
 1. Lien Authorization Consent Calendar
 - C. Maintenance & Service Proposals**
 1. Garage Door Painting Proposal Submitted by J.C.Case
 2. Deck Repair Proposal Submitted by Spectrum Property Services
 3. Audit and Tax Preparation Proposals
 4. Pool Maintenance Services Proposals
 5. Fence Repair Proposal Submitted by Spectrum Property Services
 - D. Administrative & Operating Requests and Actions**
 1. Bylaw and CC&R Amendment Vote Discussion
 2. Parking Program Discussion
 3. Project Calendar Report
 4. Communication Worksheet
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action**
 1. Bank Transaction Resolution
- VI. Review of Association Current Financial Reporting**
 - A.** Financial Reports for the Period August 31, 2014
 - B.** Financial Reference Guide
- VII. 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.
- VIII. Adjournment**
 - A.** Next Meeting Date – October 20, 2014
 - B.** Motion to Adjourn