

Aliso Villas Condominium Association No. 2

Board of Directors Meeting

December 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, December 15, 2014**. The Meeting will be called to order 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. October 29, 2014
2. November 17, 2014

B. Member Discipline & Enforcement of Governing Documents

1. Hearing notice
2. Vendor Presentations

C. Payments of Assessments & Delinquent Accounts

1. Association Lien Services Correspondence
2. Feldsott & Lee, a Law Corporation Correspondence
3. The Judge Law Firm Correspondence

D. Formation of Contracts

1. Delinquent Assessment Collection Agreement

E. Litigation or Consideration of Litigation – No Business Pending

F. Legal Opinions & Legal Guidance – No Business Pending

IV. Homeowner Open Forum – 7:00 p.m.

V. Regular Session - Board Actions

A. Approval of Regular Session Minutes

1. October 29, 2014
2. November 17, 2014

B. Consent Calendars & Resolutions – No Business Pending

C. Maintenance & Service Proposals

1. Antis Roofing and Waterproofing Proposal
2. Spectrum Property Services Inc. Proposal

D. Administrative & Operating Requests and Actions

1. Parking Program Discussion
2. Project Calendar Report
3. Communication Worksheet
4. Rain Gutter Installation Request
5. Homeowner Correspondence Regarding Patrol Officer Concerns

E. Architectural Matters

1. Architectural Application

F. Financial Action

1. FDIC Insurance Memorandum
2. Bank Transaction Resolution

VI. Review of Association Current Financial Reporting

- A. Financial Reports for the Period November 30, 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 – January 19, 2015

B. Motion to Adjourn