

**Aliso Villas Condominium Association No. 2**  
**Board of Directors Meeting**  
**January 26, 2015**  
**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, January 26, 2015**. 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. December 15, 2014
  - B. Member Discipline & Enforcement of Governing Documents**
    - 1. Hearing notice
  - C. Payments of Assessments & Delinquent Accounts**
    - 1. Statement of Account Preliminary to Levying of Lien
    - 2. Return Check for Stop Payment Notice
    - 3. Association Lien Services Correspondence
    - 4. Assessment Status Collection Report
    - 5. The Judge Law Firm Correspondence
  - D. Formation of Contracts**
    - 1. Retained Service Contract Submitted by Fiore, Racobs & Powers
  - 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. December 15, 2014
  - B. Consent Calendars & Resolutions**
    - 1. Lien Authorization Consent Calendar
  - C. Maintenance & Service Proposals**
    - 1. Spectrum Property Services Inc. Proposals
    - 2. Antis Roofing and Waterproofing Proposal
    - 3. Personal Touch Cleaning & maintenance, Inc. Proposal
    - 4. Associated Landscape Report Recommendations Discussion
  - D. Administrative & Operating Requests and Actions**
    - 1. Patrol Hours Discussion
    - 2. Community Walkthrough Discussion
    - 3. Project Calendar Report
    - 4. Communication Worksheet
    - 5. Board Member Reimbursement Request
    - 6. Homeowner Correspondence Regarding Various Issues
  - 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 December 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 – February 23, 2015
  - B.** Motion to Adjourn