

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
September 21, 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, September 21, 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. August 17, 2015
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Hearing Notices
 - 2. Fine Waiver Requests
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Association Lien Services Correspondence
 - 2. Feldsott and Lee Correspondence
 - 3. The Judge Law Firm Correspondence
 - 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 – 7:00 p.m.**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. August 17, 2015 No Quorum Annual Membership
 - 2. August 17, 2015
 - B. Consent Calendars & Resolutions – No Business Pending**
 - C. Maintenance & Service Proposals**
 - 1. Spectrum Property Services Proposals
 - 2. Monthly Maintenance Program Discussion
 - D. Administrative & Operating Requests and Actions**
 - 1. Community Garage Sale Discussion
 - 2. Project Calendar Report
 - 3. Communication Worksheet
 - E. Architectural Matters – No Business Pending**
 - F. Financial Action**
 - 1. Draft Annual Budget Package
- VI. Review of Association Current Financial Reporting**
 - A. Financial Report for the Period August 31, 2015**
- 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 19, 2015**
 - B. Motion to Adjourn**