

**Aliso Villas Condominium Association No. 2
Board of Directors Meeting
January 18, 2011**

MEETING NOTICE & AGENDA

NOTICE OF MEETING: The next Board of Directors meeting for the Aliso Villas Condominium Association No. 2 will be held on **Tuesday, January 18, 2011**. The meeting will be called to order at **6:00 p.m.** at the offices of Accell Property Management, 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. November 15, 2010
 - B. Member Discipline & Enforcement of Governing Documents**
 - 1. Show Cause Hearings
 - 2. Homeowner Correspondence
 - C. Payments of Assessments & Delinquent Accounts**
 - 1. Payment Plan Correspondence
 - 2. Homeowner Correspondence
 - 3. Statements of Account Preliminary to Levying of Liens
 - 4. The Judge Law Firm Correspondence
 - 5. Feldsott & Lee, A Law Corporation Correspondence
 - D. Formation of Contracts**
 - 1. Retained Service Contract Submitted by Fiore, Racobs & Powers
 - E. Litigation or Consideration of Litigation**
 - 1. Feldsott & Lee, A Law Corporation Correspondence
 - 2. Fiore, Racobs & Powers, A Law Corporation Correspondence
- IV. Homeowner Open Forum**
- V. Regular Session - Board Actions**
 - A. Approval of Regular Session Minutes**
 - 1. November 15, 2010
 - B. Consent Calendars & Resolutions**
 - 1. Resolution to Lien
 - 2. Lien Authorization Consent Calendars
 - 3. Special Resolutions Via Unanimous Consent
 - C. Maintenance & Service Proposals**
 - 1. Cepek Paving Proposals
 - 2. Spectrum Property Services Proposal and Correspondence
 - 3. Antis Roofing & Waterproofing Proposals
 - 4. Roof Replacement Proposals
 - D. Administrative & Operating Requests and Actions**
 - 1. Homeowner Correspondence
 - 2. FHA Information
 - 3. Talon Companies Correspondence
 - 4. Project Calendar
 - 5. Communication Worksheet
 - E. Architectural Matters – No Business Pending**
- VI. Review of Association Current Financial Reporting**
 - A. Financial Reports for the Periods Ending November 30, 2010 and December 31, 2010
 - B. Financial Reference Guide
- VII. New Business**

Pursuant to California Civil Code Section 1365.05, 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 28, 2011

B. Motion to Adjourn