

**SOLEIL ALISO VIEJO ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 25, 2010**

NOTICE OF MEETING	With notice given, the regular meeting of the Board of Directors of the Soleil Aliso Viejo Association was held on Thursday, February 25, 2010 at the offices of PCM, 23726 Birtcher Drive, Lake Forest, California.
CALLED TO ORDER	Elias Dagher, the Board President, called the meeting to order at 6:03PM
PRESENT	Directors Present: Elias Dagher, President Roger Smith, Treasurer Directors Absent: Julie McKenna, Vice President/ Secretary Representing PCM: Ekaterina Lanata Community Manager Others Present: Elmer Lazo, Artistic Maintenance Sal Navarro, Artistic Maintenance
GUEST PRESENTATION	<u>Guest Presentation</u> Elmer Lazo and Sal Navarro of Artistic Maintenance were present to address the Board regarding the planting on the lower slope. They presented a revised proposal for such and explained the scope of work. In addition, the Board reviewed a snail abatement proposal. The Board asked questions and discussion ensued. Mr. Lazo and Mr. Navarro left at 6:20PM.
ANNUAL MEETING	<u>Annual Meeting</u> Due to the lack of quorum the Board adjourned the annual meeting to their May meeting.
HOMEOWNER FORUM	<u>Homeowner Forum</u> There were no homeowners to participate in the Homeowner Forum.
MINUTES	The Board of Directors reviewed the Minutes from November 19, 2009 Regular Session Meeting. Upon motion duly made, seconded and passed by unanimously, the Board approved the Minutes from the November 19, 2009 Regular Session meeting.
FINANCIALS	The Board reviewed the November 2009, December 2009 and January 2010. Upon motion duly made, seconded and passed unanimously, the Board resolved to approve the financial statements for the months of November 2009, December 2009 and January 2010.

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**DELINQUENCY
REPORT**

January 2010

Delinquency Report

The Board reviewed and filed the January 2010 Delinquency Reports.

Lien Resolutions

Upon motion duly made, seconded and passed unanimously, the Board resolved to record a lien against the separate interest of the following accounts: #0370024, #0370040, #0370053.

Account #0370030 – Bad
Debt

Upon motion duly made, seconded and passed unanimously, the Board resolved to pursue the previous homeowner of separate interest of account #0370030 civilly for personal judgment as the property was sold in a foreclosure by a senior lien holder. Management was directed to retrieve the file from ALS and forward it to Sheldon Goodman for further collection.

Account #0370071 – Bad
Debt

Upon motion duly made, seconded and passed unanimously, the Board resolved to write off \$828.85 as bad debt due to a senior lien foreclosure.

OLD BUSINESS
Slopes Planting

Old Business

The Board reviewed proposals from Artistic Maintenance and Valley Crest Landscape for the planting on the lower slope. In addition, the Artistic Maintenance addressed the Board regarding their proposal during the guest presentation. Upon motion duly made, seconded and passed unanimously, the Board resolved to approve the proposal from Artistic Maintenance for the cost not to exceed \$5,000.00. Management was directed to obtain the revised proposal per the specifications discussed at the meeting. In addition, the Board directed Artistic Maintenance to plant the left over portion of the slope with the same plant, Tecamaria, for the cost NTE \$500.00.

NEW BUSINESS
Tree Removals

New Business

Previously, as an action outside of a meeting, the Board approved to remove several trees throughout the community for the cost of \$900.00. Upon motion duly made, seconded and passed unanimously, the Board ratified its prior decision.

Master Insurance Renewal

Previously, as an action outside of a meeting, the Board renewed the master insurance from Alante Insurance Services with an annual premium of \$4,355.00. Upon motion duly made, seconded and passed unanimously, the Board ratified its prior decision.

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Website Services
Termination

Previously, as an action outside of a meeting, the Board resolved to terminate the website services by PCM as of January 1, 2010. Upon motion duly made, seconded and passed unanimously, the Board ratified its prior decision.

16 Rue Du Chateau –
Tree Removal

The Board reviewed correspondence from the homeowner requesting that the tree in front be removed. Following review and discussion, the Board resolved to table this item. Director Smith will inspect the stated tree.

64 Rue Du Chateau –
Snail Abatement

The Board reviewed correspondence from the homeowner requesting that the snail abatement be done within the community due to rat infestation. In addition, the Board reviewed a proposal from Artistic Maintenance to do the snail abatement for the cost of \$300.00 and approved the proposal, as submitted.

MANAGEMENT REPORTS Management Reports

The Board reviewed and filed all reports submitted by Management, consisting of the Work Order Report, Violation Report, Annual Calendar, Landscape Report and Correspondence.

NEXT MEETING

The Board scheduled the next meeting for Thursday, May 27, 2010 at 6:00PM, at the offices of PCM.

ADJOURN

There being no further business to come before the Board at this time, the Soleil Aliso Viejo Association Board of Directors meeting was adjourned at 7:00PM.

ATTEST:

Name Title

Name Title