

**SOLEIL ALISO VIEJO ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
AUGUST 27, 2009**

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<b>NOTICE OF MEETING</b>	With notice given, the regular meeting of the Board of Directors of the Soleil Aliso Viejo Association was held on Thursday, August 27, 2009 at the offices of PCM, 23726 Birtcher Drive, Lake Forest, California.
<b>CALLED TO ORDER</b>	Elias Dagher, the Board President, called the meeting to order at 6:05PM
<b>PRESENT</b>	Directors Present: Elias Dagher, President Roger Smith, Treasurer Julie McKenna, Vice President/ Secretary at 6:26PM  Directors Absent: None  Representing PCM: Ekaterina Lanata Community Manager  Others Present: 97 Rue Du Chateau Sheldon Goodman, Law Offices of Sheldon Goodman
<b>HOMEOWNER FORUM</b>	<b><u>Homeowner Forum</u></b> A homeowner was present to address the Board in regards to the parking situation. Mr. Hamaguchi stated that in his section it is not possible to find an open guest parking space. The Board suggested that the homeowner help the Association to cite violators.
<b>GUEST PRESENTATION</b>	<b><u>Guest Presentation</u></b> Sheldon Goodman was present to address the Board in regards to delinquent homeowners and collection tactics. Mr. Goodman gave a brief history on his law firm and explained his approach to collecting delinquent balance. The Board asked questions and discussion ensued. Mr. Goodman left at 6:30PM.
<b>MINUTES</b>	The Board of Directors reviewed the Minutes from May 28, 2009 Executive Session Meeting and Regular Session Meeting. Upon motion duly made, seconded and passed by majority vote, the Board approved the Minutes from the May 28, 2009 Regular Session meeting. Director McKenna abstained as she was not present during the May 28, 2009 meeting.
<b>FINANCIALS</b>	The Board reviewed the May 2009, June 2009 and July 2009. Upon motion duly made, seconded and passed unanimously, the Board resolved to approve the financial

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statements for the months of May 2009, June 2009 and July 2009.

Bad Debt Allowance

The Board reviewed correspondence from the Accounting Department recommending a quarterly accrual for bad debt allowance. Upon motion duly made, seconded and passed unanimously, the Board resolved to accrue for bad debt quarterly as recommended.

**DELINQUENCY  
REPORT**

July 2009

**Delinquency Report**

The Board reviewed and filed the July 2009 Delinquency Reports.

Account #0370076 –  
Bad Debt

The Board reviewed correspondence from ALS regarding the senior lien foreclosure on the separate interest of account #0370076. Upon motion duly made, seconded and passed unanimously, the Board resolved write off the bad debt off this account due to foreclosure.

Collection Services

Upon motion duly made, seconded and passed unanimously, the Board resolved to switch the collection services to Sheldon Goodman offices. All pending files need to stay with ALS, all new files need to be forwarded to Sheldon Goodman office.

**OLD BUSINESS**

14 Rue Du Chateau– Trees  
On the Slope

**Old Business**

The Board reviewed correspondence from the homeowner requesting that the Association plant some trees on the slope directly behind his house to provide some privacy and sound barrier. Following review and discussion, the Board resolved that the Association is not going to plant any additional trees on the slope. If the homeowner feels that the privacy has been impeded by cutting down the tress on the slopes, he needs to plant some trees in his back yard.

**NEW BUSINESS**

Draft Budget

**New Business**

The Board reviewed a draft budget prepared by Management with no proposed increase. Upon motion duly made, seconded and passed unanimously, the Board denied the proposed budget and made several corrections. Management was directed to prepare a revised draft budget. Once prepared, Management is to e-mail this version to the Board for discussion and approval.

Community Tree-Trimming

The Board reviewed proposals from Artistic Maintenance for the interior tree trimming and the slopes tree trimming.

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Following review and discussion, the Board tabled this item until the November meeting. Management was directed to obtain other proposals.

Landscape Items                      The Board reviewed proposals from Artistic Maintenance for plant installation at the main entry and at 44 RDC. Upon motion duly made, seconded and passed unanimously, the Board approved the submitted proposal, in the amount of \$455.00.

Community Newsletter              The Board held a discussion in regards to the community newsletter. Following review and discussion, the Board decided to insert the following articles regarding:

- Community garage sale
- Parking situation
- Security garage lights

Next Meeting Date                      Due to a conflict with the Thanksgiving Day, the Board rescheduled the next meeting to November 19, 2009 to be held at 6:00PM at the offices of PCM.

**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, November 19, 2009 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 8:00PM.

**ATTEST:**

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Name

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Title

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Name

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Title