

**SOLEIL ALISO VIEJO ASSOCIATION  
REGULAR SESSION MEETING  
NOVEMBER 18, 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, November 18, 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 6:05PM
- PRESENT**
- Directors Present: Elias Dagher, President  
Roger Smith, Treasurer
- Directors Absent: Julie McKenna, Vice President/  
Secretary
- Representing PCM: Ekaterina Lanata  
Community Manager
- Others Present: Leslie Hogbin, Harvest Landscape
- GUEST PRESENTATION** **Harvest Landscape**  
Leslie Hogbin, Harvest Landscape, was present to address the Board regarding the proposal for monthly landscape service. Ms. Hogbin talked about the company's structure, main focus of the service and specifications of the contract. Ms. Hogbin left at 6:30PM.
- ANNUAL MEETING** **Annual Meeting**  
Due to the lack of quorum the Board called the 2010 Annual Election unsuccessful.
- HOMEOWNER FORUM** **Homeowner Forum**  
There were no homeowners to participate in the homeowner forum.
- MINUTES** The Board of Directors reviewed the Minutes from August 26, 2010 Executive and Regular Session Meeting. Upon motion duly made, seconded and passed unanimously, the Board approved the Minutes from the August 26, 2010 Executive and Regular Session meeting.
- FINANCIALS** The Board reviewed the August 2010, September 2010 and October 2010. Upon motion duly made, seconded and passed unanimously, the Board resolved to approve the financial statements for the months of August 2010, September 2010 and October 2010.
- CD Renewal** Upon motion duly made, seconded and passed unanimously, the Board resolved to renew the City

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National Bank CD for the term of six months.

**DELINQUENCY  
REPORT**

October 2010

**Delinquency Report**

The Board reviewed and filed the October 2010 Delinquency Reports.

Account #0370030

Upon motion duly made, seconded and passed unanimously, the Board resolved to write off \$1,029.69 as bad debt off account #0370071, \$ 201.00 off account #0370015.

**OLD BUSINESS**

**Old Business**

No Old Business at this time

**NEW BUSINESS**

Landscape Service  
Proposals

**New Business**

The Board reviewed proposals from Harvest Landscape, Douglass Landscape, Artistic Maintenance and Valley Crest Landscape for monthly landscape service. Upon motion duly made, seconded and passed unanimously, the Board approved Harvest Landscape for their monthly landscape service proposal for the cost of \$3,500.00, provided that the annual color change is included 3 times per year. The service is to start January 1, 2011. Management was directed to terminate Artistic Maintenance as of December 31, 2010.

Tree Trimming

The Board reviewed a proposal for the tree trimming from Harvest Landscape. Management informed the Board that proposal from Artistic Maintenance is forthcoming. The Board tabled the proposal until more proposals are submitted and new fiscal year begins. Trees need to be counted during the walk.

Audit Proposal

The Board reviewed a proposal for audit and tax preparation from Inouye, Shively & Longtin in the amount of \$1,000.00. Upon motion duly made, seconded and passed unanimously, the Board approved the proposal, as submitted.

Request for a Tree

The Board reviewed a request from the homeowner at the Association above Soleil to plant a Pine tree on the upper slope in lieu of the removed one. Upon motion duly made, seconded and passed unanimously, the Board denied the request.

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22 RDC – Hardscape in Backyard

The Board reviewed an architectural application from the homeowner to install hardscape in the backyard. Upon motion duly made, seconded and passed unanimously, the Board approved the application, as submitted.

46 RDC – Satellite Dish

The Board reviewed an architectural application for an existing satellite dish installed on the roof. Upon motion duly made, seconded and passed unanimously, the Board approved the application, as submitted.

Policy on Bounce Houses

The Board held a discussion regarding bounce houses in the community.

**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, February 24, 2011 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 7:30PM.

**ATTEST:**

Name

Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title