

**SOLEIL ALISO VIEJO ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
August 26, 2004**

NOTICE OF MEETING With notice given, the regular meeting of the Board of Directors of the Soleil Aliso Viejo Association was held on Thursday, August 26, 2004, at 85 Argonaut, Suite 100, and Aliso Viejo, California.

PRESENT Directors Present: Humphrey Intveld, President
Sharon Wurth, President
Sheila Lauda, Treas/Sec

MANAGEMENT Debbie Stinson

CALLED TO ORDER

Sharon Wurth, President called the meeting to order at 6:15 p.m.

RESEATING OF THE BOARD

Humphrey Intveld, President
Sharon Wurth, Vice President
Sheila Lauda, Treas/Sec

HOMEOWNER FORUM

None.

MINUTES

The Board of Directors reviewed the General Session Minutes for February 19, 2004 Board meeting. A motion was duly made and seconded to approve the February 19, 2004 as submitted. Motion carried unanimously.

The Board of Directors reviewed the Executive Session Minutes for February 19, 2004 Board meeting. A motion was duly made and seconded to approve the Executive Session February 19, 2004 as submitted. Motion carried unanimously.

No minutes due to no meeting was held in on May 27, 2004.

FINANCIALS

The Board reviewed the February 2004, March 2004 and April 2004 financial statements as prepared by PCM. A motion was duly made and seconded to accept financial statements for February 2004, March 2004 and April 2004. Motion carried unanimously.

The Board reviewed the May 2004, June 2004 and July financial statements as prepared by PCM. A motion was duly made and seconded to accept financial statements for May 2004, June 2004 and July 2004. Motion carried unanimously.

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DELINQUENCY REPORT

Management provided the Board with a copy of the current delinquency report. The report did not require any action by the Board.

MANAGEMENT REPORT

OLD BUSINESS – MAY 27, 2004 BOARD PACKET

1. Reserve Study Proposal – Management provided the Board with a proposal received from the reserve company to complete a reserve study for the community. Management advised the Board it is required to conduct a reserve study every 3 years and if you had more reserve expenditures that Management would recommend completing a study annually. A motion was duly made and seconded to not complete a study this year based on Managements recommendation. Motion carried unanimously.

2. Grant’s Landscape Proposal Generated from the May Walk – Management provided the Board with a copy of the walk through punch list from the May walk to install \$750.00 of mulch. A motion was duly made and seconded to deny the proposal for mulch at this time due to the cost and budget purposes.

3. Aliso Viejo Community Association Correspondence (AVCA) – Management provided the Board with a correspondence received from AVCA regarding not having a delegate for the Association

4. Slurry Proposals – Management provided the Board with one slurry proposal and advised the Board that another proposal is expected. Because Management did not have the proposal by the meeting tonight Management will forward the proposals to the Board once they have all been received and do an action without meeting.

5. Next Board of Directors Meeting – August 26, 2004 @ 6:00p.m.

NEW BUSINESS

1. Homeowner Letter for the Board’s review – The Board reviewed a letter received from the owners addressing why they are not parking in their garage and advised Management to monitor the problem and if additional complaint come in then they need to park on Pursuit Street. The Board also recommends that the homeowner have their garage doors inspected for the loud noise that it makes.

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 7:00 p.m.

ATTEST:

Name Title

Name Title