

**SOLEIL ALISO VIEJO ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 23, 2002**

NOTICE OF MEETING With notice given, the regular meeting of the Board of Directors of the Soleil Aliso Viejo Association was held on Thursday, May 23, 2002, at 85 Argonaut, Suite 100, Aliso Viejo, California

PRESENT

Directors Present:	Casey Chow Sharon Wurth
Representing PCM:	Debbie Stinson
Homeowners Present:	Three (3) Homeowners

CALLED TO ORDER

The meeting was called to order by Debbie Stinson, Manager at 6:25 p.m.

HOMEOWNER FORUM

97 Rue Du Chateau – The homeowner addressed the Board with his problems with the landscaping in the front of his home. The homeowner requested additional planting to his area because he has several bare areas.

54 Rue Du Chateau – The owners addressed the Board because of several letters that they had received because the homeowner has not installed their rear yard landscaping. The owners informed the Board that they have the plans for submittal and will provide to the Board for their review and approval. Also, the homeowner addressed the front walkway to their front door and how they had installed brick pavers to this area. The Board informed the homeowners that this is common area and is maintained by the Association. The Board informed the homeowner that they would have to obtain a legal opinion on how to address the front walkways and if it is possible for the homeowners to install material over the walkway and how to release the Association from any maintenance and liability.

MINUTES

The Board reviewed the General Session Minutes for the February 21, 2002 Board meeting. A motion was duly made and seconded to accept the meeting General Session Minutes as presented. Motion carried unanimously.

FINANCIALS

The Board reviewed the February 2002, March 2002 and April 2002 financial statements as prepared by PCM. A motion was duly made and seconded to accept financial statements for February 2002, March 2002 and April 2002 as presented. Motion carried unanimously.

CD Investment - Management provided the Board with rates for a possible CD investment of the reserves in the amount of \$10,000. Casey Chow informed Management that his company Indy Bank provides CD at good rates and he would provide the rates to the Board at a later date.

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DELINQUENCY REPORT

Management provided the Board with a copy of the current delinquency report. No action was required at this time.

MANAGEMENT REPORT

OLD BUSINESS

1. 2001 Audit Review - A motion was made, seconded and carried to approval the 2001 Audit draft.

NEW BUSINESS

1. Legal Opinion – A motion was made, seconded and carried to approve Management to obtain a written legal opinion on how to handle the common area walkways and with homeowners installing material over the walkways. The Board is aware of several walkways that had been approved by the developer several years ago, around the first phases built.

1. NEXT MEETING - The next Regular Meeting of the Board of Directors is scheduled to be held on August 22, 2002, location to be 85 Argonaut, Suite 100, Aliso Viejo.

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 8:00 p.m.

ATTEST:

Name

Title