

SOLEIL ALISO VIEJO ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 29, 2003

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 29, 2003, at 85 Argonaut, Suite 100, Aliso Viejo, California.

PRESENT

Directors Present: Sharon Wurth, President
Roger Smith, Vice President
Humphry Intveld,
Treasurer/Secretary

Management: Debbie Stinson, PCM

Homeowners Present: 2

CALLED TO ORDER

Debbie Stinson, Manager at 6:05 p.m, called the meeting to order.

COAST LANDSCAPE

Ron Bond, representative from Coast Landscape addressed the Board to discuss the condition of the common area and to advise the Board that the clean up phase of their work was almost completed and the mulch would be installed through the common area planters. Mr. Bond advised the Board that after the project gets caught up he will evaluate to see if the project needs additional man power per week. The Board informed him that this is the problem being relayed to the homeowners from his employees that they are not given enough time on our project to get the work completed.

HOMEOWNER FORUM

The homeowners from 20 Rue Du Chateau attended the meeting to address the landscape plant material that is allowed to be planted to the common area. The Board advised the homeowners that there is pre-approved plant material to be planted to the common area. The Board advised Jorge Caceros that the Bougainvillea plant that he planted in the common area would be his responsibility to maintain and should he move the Bougainvillea plant would need to be removed from the common area and that a letter will be placed on file of this decision.

MINUTES

The Board reviewed the General Session Minutes for the February 13, 2003 Board meeting. A motion was duly made and seconded to accept the meeting February 13, 2003 General Session Minutes. Motion carried unanimously.

FINANCIALS

The Board reviewed the February 2003 and March 2003 statements as prepared by PCM. A motion was duly made and seconded to accept financial statements for February 2003 and March 2003. Motion carried unanimously.

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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. Fee Agreement with Association Lien Services (ALS) – Management provided the Board with a copy of ALS fee agreement. No further action was taken.

NEW BUSINESS

1. Reserve Study Proposal – Management provided the Board with a reserve study proposal received from Advance Reserve Study, Inc. for the Board's review. Management advised the Board that the last study completed was 2002 and a site inspection was completed at that time. Management advised the Board that they are obligated to complete a reserve study every 3 years. A motion was duly made and seconded to not complete a reserve study this year. Motion carried unanimously.

2. 20 Rue Du Chateau Correspondence – Management provided the Board with a correspondence received from 20 Rue Du Chateau. This item was discussed in homeowner forum with the homeowners.

3. Speed Limit Sign Proposals – Management provided the Board with three (3) proposals to install speed limit signs in the common area. The Board reviewed the proposals and took no further action regarding this matter.

4. Red Curb Painting Proposals – Management provided the Board with two (2) proposals to repaint the existing red curbs. Management advised the Board that next year the streets are scheduled to be seal coated and the curbs painted at that time to same on the cost. The Board directed Management when obtaining the seal coating cost to include the red curbs to be painted. The Board took no further action regarding these proposals.

5. Audit Draft – A motion was duly made and seconded to approve the 2002 audit draft prepared by Inouye, Shively & Longtin as submitted. Motion carried unanimously.

6. Correspondence Received from 87 Rue Du Chateau - Management provided the Board/Architectural Committee with an architectural application received from 87 Rue Du Chateau for backyard improvements. The application was reviewed and signed off by the Board/Architectural Committee.

7. Landscape Proposals – Management provided the Board with three (3) proposals from landscape maintenance companies for the Board's review. The Board did table further discussion regarding this matter to the next meeting.

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8. PCM Fee Increase – Management provided the Board with a copy of the letter that was sent to Sharon Wurth regarding the fee increase of \$50.00 per month due to the increase of insurance carriers for workers compensation and liability policies the increase was necessary

9. NEXT MEETING - The next Regular Meeting of the Board of Directors is scheduled to be held on May 29, 2003 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 8:35 p.m. to Executive Session to discuss Encroachment Maintenance Agreement.

ATTEST:

Name

Title