

**COSTA BRAVA AT RANCHO NIGUEL ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, AUGUST 17, 2020  
VIA ZOOM TELECONFERENCE  
CALL: 669-900-6833  
MEETING ID: 831-0717-8875 PASSWORD: 694638**

**AGENDA**

**NOTICE OF MEETING:** The Board of Directors Meeting will be held on Monday, August 17, 2020 via Zoom Teleconference. **Open Forum will begin at 6:30 P.M.**

**EXECUTIVE SESSION – 5:00 p.m. – Closed Session (Board Members Only)**

- I. CALL TO ORDER – 5:00 p.m.**
- II. HEARINGS/MEMBER DISCIPLINE**
- III. EXECUTIVE MEETING MINUTES**  
Approval of the July 20, 2020 Executive Session Meeting Minutes.
- IV. DELINQUENCY/COLLECTIONS**
- V. CONTRACTUAL**
- VI. LEGAL**
- VII. PERSONNEL**
- VIII. ADJOURN**

**GENERAL SESSION – 6:30 p.m. – Open Session (All Members Welcome)**

- I. CALL TO ORDER**
- II. EXECUTIVE SESSION DISCLOSURE**  
*The Board met in Executive Session directly preceding the General Session Meeting on August 17, 2020 to hold hearings for non-compliance matters, approve Executive Session Meeting Minutes, discuss delinquency contractual, legal and personnel matters as permitted by California Civil Code §4935.*
- III. HOMEOWNER FORUM**  
*Any owner in attendance is permitted three minutes to address the Board regarding Association related issues. The Board may address the issues at that time or at a later meeting. Once the homeowner forum has concluded, membership is welcome to observe the remainder of the meeting, however they are not permitted to participate.*
- IV. MINUTES**  
A. Approval of the July 20, 2020 General Session Meeting Minutes
- V. FINANCIAL**  
A. Review of the July 31, 2020 Financial Statements subject to audit by a CPA at the fiscal year end.  
B. CD Maturity  
C. Liens/Foreclosure Discussion/Approval  
D. Draft Budget Review
- VI. PROPOSALS**  
A. Proposal – South County Plumbing  
B. Proposal – Personal Touch Cleaning  
C. Proposals – Earthco Landscape  
D. Proposals – Sea Crest Landscape  
E. Proposals – Van Dijk & Associates  
**ADMINISTRATIVE ACTIONS/REQUESTS**  
A. Asphalt Seal Coat Scheduling  
B. Website Tracking Correspondence  
C. Homeowner Correspondence – Walkway Replacement Request, Gutter Cleaning Request, Trash Bin Request  
D. Annual Calendar Review
- VII. COMMITTEE PRESENTATIONS/BOARD DISCUSSION**
- VIII. NEW BUSINESS**  
*Pursuant to California Civil Code Section 4900, the Board of Directors may address matters of new business only after making a finding that the matter involves circumstances that could not have been reasonably foreseen, and which of necessity make it impracticable to provide prior notices as required by the California Civil Code.*
- IX. NEXT MEETING**  
The next scheduled Board of Directors meeting will be held on Monday, September 21, 2020 with the location To Be Determined.