

**COSTA BRAVA AT RANCHO NIGUEL ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MONDAY, FEBRUARY 22, 2021  
VIA ZOOM TELECONFERENCE  
CALL: 669-900-6833  
MEETING ID: 842-9079-5879 PASSWORD: 008234**

**AGENDA**

**NOTICE OF MEETING:** The Board of Directors Meeting will be held on Monday, February 22, 2021 via Zoom.  
**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**
  - A. Approval of the January 25, 2021 Executive Session Minutes.
- IV. DELINQUENCY/COLLECTIONS**
- V. CONTRACTUAL**
- VI. LEGAL**
- VII. PERSONNEL**
- VIII. ADJOURN**

**GENERAL SESSION – Following the Restatement Meeting – Open Session (All Members Welcome)**

- I. CALL TO ORDER**
- II. VENDOR PRESENTATION – ACCURATE TERMITE – 6:30 PM**
- III. EXECUTIVE SESSION DISCLOSURE**

*The Board met in Executive Session directly preceding the General Session Meeting on February 22, 2021 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.*
- IV. 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.*
- V. MINUTES**
  - A. Approval of the January 25, 2021 Adjourned CC&R Restatement Meeting Minutes.
  - B. Approval of the January 25, 2021 General Session Meeting Minutes.
- VI. FINANCIAL**
  - A. Review of the January 31, 2021 Financial Statements subject to audit by a CPA at fiscal year-end.
  - B. CD Maturity
  - C. Liens/Foreclosure Discussion/Approval
- VII. PROPOSALS**
  - A. Ratification – Aquatic Balance Spa Heater Replacement
  - B. Proposals – Main Line Plumbing Leak Repair
  - C. Proposals – Sea Crest Landscape
  - D. Proposals – Andre Landscape – Pool Palm Removals & Treatments
  - E. Proposals – Tree Trimmings & Removals
  - F. Proposal – Accurate Termite**ADMINISTRATIVE ACTIONS/REQUESTS**
  - A. Aquatic Balance – Spa Currently Closed due to a repair needed
  - B. Homeowner Correspondence – Tree Removal Concerns & Termite Warranty Contract Concerns
  - C. Annual Calendar Review
- VIII. COMMITTEE PRESENTATIONS/BOARD DISCUSSION**
- IX. 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.*
- X. NEXT MEETING**

The next scheduled Board of Directors meeting date is scheduled for March 15, 2021 via Zoom.