

**COSTA BRAVA AT RANCHO NIGUEL ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, JUNE 21, 2021
VIA ZOOM TELECONFERENCE
CALL: 669-900-6833
MEETING ID: 894-3010-2664 PASSWORD: 606463**

AGENDA

NOTICE OF MEETING: The Board of Directors Meeting will be held on Monday, June 21, 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 May 17, 2021 Executive Session Meeting Minutes
 - B. Approval of the May 25, 2021 Special Executive Session Meeting Minutes
- C. DELINQUENCY/COLLECTIONS**
- D. CONTRACTUAL**
- E. LEGAL**
- F. ADJOURN**

GENERAL SESSION – Open Session (All Members Welcome)

- I. CALL TO ORDER – 6:30 p.m.**
- II. EXECUTIVE SESSION DISCLOSURE**

The Board met in Executive Session directly preceding the General Session Meeting on June 21, 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.
- 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 May 17, 2021 General Session Meeting Minutes
 - B. Approval of the May 17, 2021 CC&R & Bylaw Restatement Meeting Minutes
- V. FINANCIAL**
 - A. Review of the May 31, 2021 Financial Statements subject to audit by a CPA at fiscal year-end.
 - B. CD Maturity
 - C. Liens/Foreclosure Discussion/Approval
 - D. Revised Draft Reserve Study Review
- VI. PROPOSALS**
 - A. Ratifications – Andre Landscape, Partners Plumbing
 - B. Contract Rate Increase – Patrol Masters
 - C. Proposal – Patrol Masters – 4th of July Guard
 - D. Proposals – Bird Spikes
 - E. Proposal – Sea Crest Landscape - Mulch
 - F. Proposals – Palm Tree Trimming
 - G. Proposals – Doggie Station Replacements
 - H. Proposals – Community Wide Roof Replacement Update
 - I. Proposals – Community Wide Painting, Decks, Wrought Iron Update
- ADMINISTRATIVE ACTIONS/REQUESTS**
 - A. Aquatic Balance Correspondence Regarding Spa
 - B. Homeowner Correspondence – Spa Concerns, Pool Furniture, Perimeter Wall Glass, Meeting Locations, Asphalt Damage
 - C. Annual Calendar Review
- VII. COMMITTEE PRESENTATIONS/BOARD DISCUSSION**
 - A. Paint Committee Update
- VIII. ARCHITECTURAL REQUESTS**
 - A. HVAC Replacement
- 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 held Monday, July 19, 2021 via Zoom.