

**COSTA BRAVA AT RANCHO NIGUEL ASSOCIATION
BOARD OF DIRECTORS MEETING
MONDAY, SEPTEMBER 20, 2021
VIA ZOOM TELECONFERENCE
CALL: 669-900-6833
MEETING ID: 853-0552-0651 PASSWORD: 634838**

AGENDA

NOTICE OF MEETING: The Board of Directors Meeting will be held on Monday, September 20, 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 August 16, 2021 Executive Session Meeting Minutes
- IV. **DELINQUENCY/COLLECTIONS**
- V. **CONTRACTUAL**
- VI. **LEGAL**
- VII. **ADJOURN**

MEET THE CANDIDATES OF THE ANNUAL ELECTION – 6:00 p.m – 6:30 p.m.

ANNUAL MEMBERSHIP MEETING – 6:30 p.m.

ORGANIZATIONAL MEETING – following Annual Membership Meeting

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 September 20, 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 – Approval of the August 16, 2021 General Session Meeting Minutes**
- V. **FINANCIAL**
 - A. Review of the August 31, 2021 Financial Statements subject to CPA audit at fiscal year-end.
 - B. CD Maturity
 - C. Liens/Foreclosure Discussion/Approval
 - D. Draft Budget Review
- VI. **PROPOSALS**
 - A. Ratiﬁcations – Partners Plumbing & Comet Lighting Proposals
 - B. Contract Rate Increase – Personal Touch Cleaning
 - C. Proposal – EmpireWorks – Pool Fencing
 - D. Proposal – ProTec Building Services – Utility Closet Cleaning
 - E. Proposals – Doggie Station Replacements
 - F. Proposals – Interior Slope Tree Trimming
 - G. Proposals – Sea Crest Landscape – Turf Overseeding & Drain Repair
- ADMINSTRATIVE ACTIONS/REQUESTS**
 - A. LaBelle Marvin Correspondence
 - B. Homeowner Correspondence – Noise Complaint, Tree Complaint, Damage by Roofers
 - C. Pine Tree Removal Scheduling Discussion
 - D. Board Appointment Discussion
 - E. Annual Calendar Review
- VII. **COMMITTEE PRESENTATIONS/BOARD DISCUSSION**
- VIII. **ARCHITECTURAL REQUESTS**
 - A. Homeowner Applications for flooring replacement & window 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, October 18, 2021 via Zoom.