

**COSTA BRAVA AT RANCHO NIGUEL ASSOCIATION  
NOTICE OF REMOTE BOARD OF DIRECTORS MEETING  
MONDAY, MAY 16, 2022 VIA ZOOM**

**DIAL INTO THE MEETING BY CALLING: 669-900-6833, MEETING ID: 860-7407-7831, PASSWORD: 796485  
OR VIRTUALLY JOINING WITH ZOOM LINK:**

**[HTTPS://US02WEB.ZOOM.US/J/86074077831?PWD=M1A5OUTPV2VTWFn3EITMME9WMWx4ZZ09](https://us02web.zoom.us/j/86074077831?pwd=M1A5OUTPV2VTWFn3EITMME9WMWx4ZZ09)**

**AGENDA**

**NOTICE OF MEETING:** The Board of Directors Meeting will be held on Monday, May 16, 2022 via Zoom. **Open Forum will begin at 6:30 P.M.**

**EXECUTIVE SESSION – 5:30 p.m. – Closed Session (Board Members Only)**

- I. CALL TO ORDER**
- II. HEARINGS/MEMBER DISCIPLINE**
- III. EXECUTIVE MEETING MINUTES –**
  - A. Approval of the April 18, 2022 Executive Session Meeting Minutes.
- IV. DELINQUENCY/COLLECTIONS**
- V. CONTRACTUAL**
- VI. LEGAL**
- VII. 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 May 16, 2022 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 April 18, 2022 General Session Meeting Minutes**
- V. FINANCIAL**
  - A. Review of the April 30, 2022 Financial Statements subject to CPA audit at fiscal year-end.
  - B. CD Maturity
  - C. Liens/Foreclosure Discussion/Approval
- VI. PROPOSALS**
  - A. Ratifications – EmpireWorks & Aquatic Balance
  - B. Proposals – Insurance Renewal
  - C. Proposal – BRS Roofing - Warranty Information
  - D. Proposal – Aquatic Balance – Preventative Maintenance
  - E. Proposal – Patrol Masters – 4<sup>th</sup> of July Guard
  - F. Proposal – Majority Rules – Inspector of Elections
  - G. Proposals – EmpireWorks – Change Orders
  - H. Proposals – Country Estate Fence
  - I. Proposals – El Alicanta Tree Reduction
- ADMINISTRATIVE ACTIONS/REQUESTS**
  - A. Homeowner Correspondence – Gutter Project, Under Stairway Planter Conversion, Financial/Budget Review, No Smoking Vendor Compliance, In-Person Annual Meeting, Project Concerns, Tagging
  - B. Annual Calendar Review
- VII. ARCHITECTURAL REQUESTS**
- 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 date has been scheduled for Monday, June 20, 2022 at 6:30 PM via Zoom.