

**COSTA BRAVA AT RANCHO NIGUEL ASSOCIATION  
NOTICE OF REMOTE BOARD OF DIRECTORS MEETING  
MONDAY, JUNE 20, 2022 VIA ZOOM**

**DIAL INTO THE MEETING BY CALLING: 669-900-6833, MEETING ID: 826-6985-4063, PASSWORD: 507855  
OR VIRTUALLY JOINING WITH ZOOM LINK:**

**[HTTPS://US02WEB.ZOOM.US/J/82669854063?PWD=0RBWUPCCYCU342-WU-AWULMP80SUIC.1](https://us02web.zoom.us/j/82669854063?pwd=0RBWUPCCYCU342-WU-AWULMP80SUIC.1)**

**AGENDA**

**NOTICE OF MEETING:** The Board of Directors Meeting will be held on Monday, June 20, 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 May 16, 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 June 20, 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 May 16, 2022 General Session Meeting Minutes**
- V. FINANCIAL**
  - A. Review of the May 31, 2022 Financial Statements subject to CPA audit at fiscal year-end.
  - B. CD Maturity
  - C. Liens/Foreclosure Discussion/Approval
  - D. Draft Reserve Study
- VI. PROPOSALS**
  - A. Proposals – Inspector of Election Services
  - B. Proposals – Partners Plumbing – Drinking Fountain Repair or Replacement
  - C. Proposal – BRS Roof Warranty – Extended Labor Warranty
  - D. Proposal – Aquatic Balance – Chemical Controller Replacement for Title 22
  - E. Proposals – El Alicanta Tree Reduction
  - F. Proposals – Phase 1 – Under Stairway Planter Removal/Concrete Installation
- ADMINISTRATIVE ACTIONS/REQUESTS**
  - A. In Person Annual Meeting Location Discussion
  - B. August Landscape Walk Reschedule Request
  - C. American Geotechnical – Advisement Regarding City of Laguna Niguel Slope Inspections
  - D. Personal Touch Cleaning – Doggie Station Service Frequency
  - E. Homeowner Correspondence – Landscape Complaint & Garage Outlet Repair Request
  - F. 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, July 18, 2022 at 6:30 PM via Zoom.