

**Costa Brava at Rancho Niguel Association
Board of Directors Meeting Minutes
July 15, 2019**

1 Upon due notice, given and received, the Board of Directors of the Costa Brava at
2 Rancho Niguel Association held their regularly scheduled Board of Directors Meeting
3 on Monday, July 15, 2019 at Accell Property Management, Inc., 23046 Avenida de la
4 Carlota, Suite 700, Laguna Hills, California. David Guerra, President, called the
5 Meeting to order at 6:15 p.m., with a quorum of Directors present.

6
7 **Directors Present**

8 David Guerra, President
9 Danlei Hawkins, Vice President
10 Don Passehl, Secretary
11 John Cary, Treasurer
12 Scott Balrd, Director at Large

13
14 **Directors Absent**

15 None

16
17 **Also Attending**

18 Michelle Steinbock, Accell Property Management, Inc.
19 Ami Reynaga, Accell Property Management, Inc.

20 **Agenda**

21 The Board of Directors reviewed the Agenda for the July 15, 2019 Board of
22 Directors Meeting. Following review and discussion, it was the general consent of the
23 Board of Directors to approve the minutes as presented.

Agenda

24
25 **Executive Session Meeting Topics**

26 In accordance with California Civil Code 4935(e) the Board of Directors notes that the
27 following topics were reviewed and discussed during the Executive Session Meeting
28 held on June 17, 2019:

Executive Session
Meeting Topics

29 • Tabled the Minutes from the June 17, 2019 Executive Session Meeting
30 The foregoing Resolution was executed pursuant to the general consent of the Board
31 of Directors.

32
33 **Homeowner Open Forum**

34 In accordance with State Statute, the homeowners present for Homeowner Open

Open Forum

35 Forum are given the opportunity to address the Board of Directors. There were three
36 (3) Homeowners present for Open Forum, and the following topics were discussed:
37 Pot luck, social events, website, dryer vent issue and roof maintenance.

38

39 **Minutes**

40 The Board of Directors reviewed the Minutes from the June 17, 2019 Board of
41 Directors Meeting. Following review and discussion, it was the general consent of the
42 Board of Directors to approve the Minutes as presented.

Minutes

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44 **Financial**

45 The Board tabled review of the June 2019 meeting as the statements were not
46 available until the day of the meeting.

Financials

47

48 **Maintenance and Service Proposals**

49 **American Geotechnical**

50 The Board of Directors reviewed the proposal submitted by American Geotechnical,
51 Inc. for slope monitoring of three (3) slope inclinometers at a total cost of \$1,950.00.
52 Following review and discussion, it was the general consent of the Board of Directors
53 to approve the proposal as submitted.

Proposals

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55 **Aquatic Balance**

56 The Board of Directors reviewed the proposal submitted by Aquatic Balance Inc., for
57 the replacement of the Spa motor in the amount of \$522.48. Following review and
58 discussion, it was the general consent of the Board of Directors to approve the
59 proposal as submitted.

60

61 **Western Pacific**

62 The Board of Directors reviewed the Extra Work Order submitted by Western Pacific in
63 the amount of \$23,225. Following review and discussion, the Board tabled the items
64 until the Extra Work Order could be revised to reinstall the speed bumps.

65

66 **Homeowner Requests**

67 The Board of Directors reviewed the request received from Schwartz, 28813 El Adolfo
68 in regards to the dryer ducts issue. The owner of Center Point Construction is in the
69 process of scheduling an appointment with the owner. Following review and
70 discussion, it was the general consent of the Board of Directors to authorize
71 Management to approve up to \$100 for the inspection.

72 **Adjournment**

73 **There being no further business to come before the Board, it was the general consent**
74 **of the Board of Directors to adjourn the Meeting at 7:13 p.m.**

75

76 **Attest**
