

**COSTA BRAVA AT RANCHO NIGUEL ASSOCIATION  
SPECIAL BOARD OF DIRECTORS MEETING MINUTES  
&  
CC&R/BYLAW AMENDMENT TOWN HALL MEETING  
January 6, 2021**

**NOTICE OF MEETING**

Upon due notice given and received, a meeting of the Board of Directors was held on January 6, 2021 via Zoom Teleconference.

**ATTENDANCE**

**Directors Present**

David Guerra	President
Daniel Hawkins	Vice President
Don Passehl	Secretary
Scott Baird	Treasurer
Cathie Brown	Director at Large

**Directors Absent**

None

**Others Present**

Lauren Swiderski	Managing Agent, Total Property Management, Inc.
Noah Ly	Andre Landscape
Wayne Louvier	Adams Stirling
John Cary	Construction Committee
Six Homeowners	

**CALL TO ORDER**

A quorum was present and President, David Guerra, called the General Session Meeting to order at 5:30 p.m.

**Andre Landscape – La Montrosa Tree Trimming/Removal**

Noah Ly of Andre Landscape was in attendance to discuss the tree removals on the La Montrosa slope and discuss the revised proposal that was submitted that included additional tree trimming and removals. It was the general consent of the Board of Directors to table discussion of the new proposal until the regular January Board Meeting.

**Van Dijk Associates – Roofing Specifications**

The Board of Directors reviewed the roofing specifications provided by Van Dijk Associates. It was the general consent of the Board of Directors to table this item until the Board Meeting.

**CC&R/Bylaw Restatement Town Hall Meeting**

Wayne Louvier of Adams Stirling was in attendance to go through the proposed documents with homeowners and ask an questions and address any concerns.

**NEXT MEETING**

The next scheduled Board of Directors meeting will be held on Monday, January 25, 2021 at 6:30 p.m. via Zoom Teleconference.

**ADJOURN**

There being no further business to come before the Board at this time, A MOTION WAS DULY MADE, SECONDED, AND UNANIMOUSLY CARRIED to adjourn the general session at 9:30 p.m.

COSTA BRAVA AT RANCHO NIGUEL ASSOCIATION  
SPECIAL BOARD OF DIRECTORS MEETING  
& CC&R/BYLAWS RESTATEMENT TOWN HALL MEETING MINUTES  
January 6, 2021  
Page 2 of 2

**ATTEST:**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**