

Niguel Shores Community Association
General Session Agenda
July 10, 2024

ATTENDEES

Mark Russell, President Pat O'Brien, 1st Vice President Brian Porter, 2nd Vice President Bob Berkery, CFO Rick Palmer, Secretary	John Muller, General Manager Karen Decker, Architectural Manager, Recording Secretary John MacDowell, Corporate Counsel
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CALL TO ORDER – 6:00 PM

HOMEOWNER FORUM

The board shall permit any member to speak at any meeting of the association or the board, except for meetings of the board held in executive session. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.

COMMITTEE REPORTS

6884085 View Preservation Committee Appeal
Financial Committee Recommendation
Recreation Committee Appointment

CONSENT CALENDAR

The consent calendar groups routine business items and reports which require no discussion or debate into one agenda item. The board can approve or acknowledge receipt of all items listed under the consent calendar that are unanimously agreed to with one vote instead of filing multiple motions. Prior to the approval of the consent calendar any director may request an item be removed and moved to discussion items to be discussed separately.

- a. Minutes
June 12, 2024, General Session Minutes
- b. Fund Transfers
- c. Unaudited Financial Report for Period Ending: May 31, 2024
- d. Lien Approval – no liens
- e. Committee Meeting Minutes

LANDSCAPE

- a. Tree Removals
Capstan Drive
Salvador Bay

GENERAL BUSINESS

- a. Concrete Swale - Cement Ribbon Around Basketball Courts
- b. Clubhouse / Office Exterior Painting
- c. Tasman French Drain
- d. Tennis and Pickleball Court Resurfacing

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DISUCSSION ITEMS

- a. Pickleball
- b. 024317 Request for Reimbursement

REPORTS (Review Only)

Architectural Log 01-01-24 to 06-27-24

June Landscape Proposals

June Work Order Log

COMMUNITY CALENDAR

COMMUNITY MAP

ANNOUNCEMENTS

The next scheduled meeting of the board will be held on: August 14, 2024

ADJOURMENT