

Niguel Shores Community Association General Session Agenda

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 Robeert Everson, Maintenance Manager 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

View Preservation Committee

33425 Dosinia Drive

Communication Committee

New Member

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
July 10, 2024, General Session Minutes
- b. Fund Transfer Resolution
Ratification of fund transfers:
\$400,000.00 from Banc of California operating to Ameriprise Operating
\$26,340.00 from Recreation Amenities Account to Reserve Account
\$25,225.00 from Operating Fund to Reserve Fund
\$202,361.55 from Operating to Ameriprise reserve 3rd quarter reserve transfer.
- c. Unaudited Financial Report for Period Ending: June 30, 2024
- d. Lien Approval – no liens
- e. Committee Meeting Minutes:
Communications
Landscape
View Preservation
Maintenance
Architectural

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LANDSCAPE

Niguel Shores Multi Year Tree Plan
Tree Removal Request 33521 Spinnaker Dr. Proposal#128338
Tree Removal Request 33522 Spinnaker D. Proposal#128348
33711 Brigantine Dr. French drain installation Proposal 127580
Breaker Isle Slope Proposal 128060
Breaker Isle Slope Proposal 128566

GENERAL BUSINESS

Ground Cover Between Tennis and Sport Courts Proposal 126413, Proposal 129257
Amenities Oversight Committee Charter
Sidewalk Trip Hazards throughout the Community
Repairs to the ascending slope along Windjammer
2025 Niguel Shores Employee Handbook

DISUCSSION ITEMS

Request for Memorial Service at Bluff Park
Request for Reimbursement Aguilar
Request for Reimbursement Worsfold

REPORTS (Review Only)

Architectural Log July
June Work Order Log

COMMUNITY CALENDAR

COMMUNITY MAP

ANNOUNCEMENTS

The next scheduled meeting of the board will be held on: September 11, 2024

ADJOURMENT