

Niguel Shores Community Association  
General Session Agenda  
December 10, 2024

**ATTENDEES**

Mark Russell, President	John Muller, General Manager
Pat O'Brien, 1st Vice President	Karen Decker, Architectural Manager, Recording Secretary
Brian Porter, 2nd Vice President	Robert Everson, Maintenance Manager
Bob Berkery, CFO	John MacDowell, Corporate Counsel
Rick Palmer, Secretary	

**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.

**CONSENT CALENDAR**

- a. Minutes  
October 09, 2024, General Session Minutes  
Ratification of fund transfers:
- b. Transfer \$575,000.00 from Banc of California Operating to Ameriprise Operating MM.
- c. Transfer \$202,361.55 from Ameriprise Operating MM to Ameriprise Reserve Account.
- d. Unaudited Financial Report for Period Ending: September 30, 2024n and October 30, 2024 – Receive and File.
- e. Lien Approval – No liens
- f. Fiore Racobs and Powers Retainer Agreement
- g. Updated Collection Policy
- h. Ratification of Rock Solid Proposal No. 411.1
- i. 2025 Office Holiday Schedule
- j. Committee Resignations
  1. Trisha Pearson – Architectural Committee
  2. Janice Stauffer – Landscape Committee
  3. Len Beebe – Maintenance Committee
  4. Malcolm O'Donald – Finance Committee
- k. Committee Meeting Minutes - Receive and File

**GENERAL BUSINESS**

Legacy Path Presentation  
Annual Rule Review  
Tree Removal – 23812 Hobart Bay  
Tree Removal – 33902 Manta Court  
Tree Removal – 33916 Manta Court

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Office Computer Server Upgrade  
Umbrella Insurance Coverage  
Slope Bare Spot Replanting  
Breaker Isle Slope  
Ascending Stairway at the End of Faeroe Bay up to Common Pathway  
Inspectors of Election 2025  
2025 Street Evaluation

**DISCUSSION ITEMS**

Request to Access the Association  
Butterfly Garden Planter Proposal  
Vehicle Barcode Waiver Request  
Live Music Event at Sea Terrace Park  
Public Events within Niguel Shores

**REPORTS (Review Only)**

December Calendar  
Map

**COMMUNITY CALENDAR**

**COMMUNITY MAP**

**ANNOUNCEMENTS**

The board's next meeting will be on January 15, 2025.

**ADJOURNMENT**