

Niguel Shores Community Association General Session Agenda March 12, 2025

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 Robert 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.

CONSENT CALENDAR

The consent calendar groups routine business items and reports that 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. Before 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
- b. February 12, 2024, General Session
- c. Ratification of fund transfers:
 - \$164,000.00 from Ameriprise operating to Banc of California operating
 - \$30,000.00 from Ameriprise operating to Ameriprise payroll
 - \$74,583.00 from Ameriprise operating to Ameriprise reserve
- d. Unaudited Financial Report for Period Ending: December 31, 2024 – Receive and File.
- e. Lien Approval
 - No Liens
- f. Foreclosure Approval Parcel No.: 672-012-42
- g. Transition Board Officer
 - Rick Palmer to CFO
 - Robert Berkery to Secretary
- h. Updated Investment Policy 2025
- i. Committee Meeting Minutes - Receive and File
 - Architectural Committee
 - Communications Committee
 - Events Committee
 - Landscape Committee
 - Maintenance Committee
 - Traffic and Safety Committee

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LANDSCAPE

OCFA Slope Inspection

ACTION: The Board reviews proposals based on the OCFA inspection.

Proposal #138111 Slope area from Niguel Rd to Stonehill Rd. at \$55,005.76.

Proposal #138113 Slope along PCH remove trees and Cape honeysuckle at \$74,419.20 and install new plants at \$18,972.55, Reduce plant material and create separation at PCH and Ritz Carlton Dr. \$50,051.52.

Proposal #138190: Corner of PCH and Selva Rd. Reduce slope plant materials to 18" in height per OCFA guidelines, \$6,513.84.

Tree Removal Proposal at The Mariner Entrance

ACTION: The Board will determine if tree replacement is needed and what to plant.

Proposal #135929, 2 - 36" Box New Zealand Christmas Tree \$4,244.94

Proposal #135929, 2- 48' Box New Zealand Christmas Tree \$12,973.36

Tree Removal Between 33911 & 33931 Via Del Cielo

ACTION: The Board will determine if tree removal is required.

Proposal #135876 for \$850.00

Tree Removal Request 24021 Windjammer Dr.

ACTION: The Board will determine if tree removal is required.

Proposal #138262 \$1,500.00

GENERAL BUSINESS

Office Computer Replacement

ACTION: The Board will determine if the equipment needs replacement. The Unipoint Proposal \$21,028.57

Faeroe Bay Stairs Replacement (villas to Sea Terrace II)

ACTION: The Board will review the proposal and determine if the design should be completed.

Smith Architects for \$14,000.00 to design the new structure.

Vehicle Decal Identification Program

ACTION: The Board will determine if the vehicle decal program is to be implemented.

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DISCUSSION ITEMS

Record Date For 2025 Board Election

ACTION: The Board will set the record date for the May election.

Guest and Vendor ID Requirement

ACTION: The Board will review comments concerning the new program requiring IDs from guests and vendors to enter the community.

REPORTS (Review Only)

January Calendar

Architectural Report

Work Order Report

Map

COMMUNITY CALENDAR

COMMUNITY MAP

ANNOUNCEMENTS

The board's next meeting will be on April 09, 2025.

ADJOURNMENT