

Niguel Shores Community Association  
General Session Agenda  
April 9, 2025

**ATTENDEES**

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

**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. The board shall establish a reasonable time limit for all members of the association to speak to the board or before a meeting of the association.

**PRESENTATION**

Street Evaluation and Repair Proposal

Action: LeBelle-Marvin will present its report and recommendation to the Board, which will approve the 2025 street work.

**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 approving the consent calendar, any director may request an item be removed and moved to discussion items to be discussed separately.

- a. Minutes
- b. April 12, 2024, General Session
- c. Ratification of fund transfers:
  - \$30,000.00 from Ameriprise operating to Ameriprise payroll.
  - \$100,000.00 from Banc of California to Ameriprise to cover operating expenses.
  - \$30,000.00 from Ameriprise operating to Ameriprise payroll.
  - \$74583.00 from Ameriprise operating to Ameriprise reserve for the March reserve funding.
- d. Unaudited Financial Report for Period Ending: January 31, 2025, and February 2025 – Receive and File.
- e. 2024 Audit, Receive, and Distribute
- f. Lien Approval
  - No Liens
- g. Ratify Tree Removal on Sexton Dr. slope \$550.00
- h. Committee Meeting Minutes - Receive and File
  - Architectural Committee
  - Communications Committee

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Events Committee  
Landscape Committee  
Maintenance Committee  
Traffic and Safety Committee

**LANDSCAPE**

Tree Removal 33842 & 33846 Manta Court

Action: The property owners are requesting the removal of a Tristaniopsis Laurina due to potential property damage for \$ 600.00 and stump grinding for \$850.00.

Tree Removal & Replacement of Tree across from 33561 Marlinspike Drive

Action: Remove the dead and replace it with a Rhus Lancea for \$343.96.

Tree Removal at the end of the Nauticus Isle cul-de-sac

Action: Remove dead tree for \$300.00.

**MAINTENANCE REPORT**

Maintenance Manager Bob Everson will update the Board on current projects throughout the community.

**GENERAL BUSINESS**

Office Computer Replacement

Action: The Board will approve the replacement of the office computers.

Recreation Amenities Oversight Committee Charter

Action: The Board to review and approve the charter.

Annual Rules Review and Adoption

Action: The Board will review the rule revisions.

Election Rules Update

Action: The Board to review the updates to association election rules.

**CORRESPONDENCE**

**DISCUSSION ITEMS**

None

**REPORTS (Review Only)**

April Calendar

Architectural Report

Work Order Report

Map

**ANNOUNCEMENTS**

The board's next meeting will be on May 14, 2025.

**ADJOURNMENT**