



**EXECUTIVE SESSION AGENDA  
BOARD OF DIRECTORS  
NIGUEL SHORES COMMUNITY ASSOCIATION  
MARCH 13, 2024**

<b>BOARD OF DIRECTOR MEMBERS PRESENT</b>	Jim Cobb, President Rhonda Dunlevie, 1 <sup>st</sup> Vice President Mark Russell, 2 <sup>nd</sup> Vice President John Douglas, CFO Pat O'Brien, Secretary
<b>STAFF PRESENT</b>	Marla Miller, General Manager Karen Decker, Community Association Manager
<b>OTHERS PRESENT</b>	John MacDowell, Corporate Counsel

The purpose of an Executive Session is to discuss legal issues, confer with legal counsel on legal and litigation issues, and consider formation of third-party contracts, personnel issues, and member disciplinary matters. **Note: This session is closed to the membership per Civil Code §4925.**

**CALL TO ORDER – 4:00 PM**

**1. APPROVAL OF MINUTES**

- A. Approval of Executive Session Meeting Minutes from February 21, 2024

**2. LEGAL INFORMATION**

- A. Review/Discuss Legal Updates
- B. Review/Discuss Legal Concerns

**3. FINANCIAL REPORT**

- A. Legal Analysis (January)
- B. Delinquency Report (January)

**4. HEARINGS**

- 5:05 6782032; Hearing for Violation of Rules – Overnight Parking; Prohibited Parking (Roadway Obstruction/Curbside Parking)
- 5:10 6884024; Hearing for Violation of Rules – Overnight Parking
- 5:15 7156003; Hearing for Violation of CC&Rs Article IX, Section 18 and Rules –Pad Level Plantings; Planting Maintenance (Tree Removal)
- 5:30 6883024; Hearing for Violation of CC&Rs Article VII, Section 1; New Construction or Modifications to Home Sites (Unauthorized Modification)

**5. ADJOURNMENT**