



EXECUTIVE SESSION AGENDA
BOARD OF DIRECTORS
NIGUEL SHORES COMMUNITY ASSOCIATION
APRIL 10, 2024

BOARD OF DIRECTOR MEMBERS PRESENT	Jim Cobb, President Rhonda Dunlevie, 1 st Vice President Mark Russell, 2 nd Vice President John Douglas, CFO Pat O'Brien, Secretary
STAFF PRESENT	Marla Miller, General Manager Karen Decker, Community Association Manager
OTHERS PRESENT	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 – 4:30 PM

1. APPROVAL OF MINUTES

- A. Approval of Executive Session Meeting Minutes from March 13, 2024

2. LEGAL INFORMATION

- A. Review/Discuss Legal Updates
- B. Review/Discuss IDR Demand
- C. Review/Discuss Lien: APN 672-181-07; APN 672-182-42; APN 672-143-20; APN 672-144-15; APN 672-142-29; APN 672-222-16 and APN 672-222-18

3. FINANCIAL REPORT

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

4. HEARINGS

- 5:20 7203004; Hearing for Violation of Rules – Overnight Parking
- 5:25 8602040; Hearing for Violation of Rules – Overnight Parking
- 5:30 7515007; Hearing for Violation of Rules – Overnight Parking

5. ADJOURNMENT