



OCEAN RANCH AT BEAR BRAND HOMEOWNERS ASSOCIATION

Sea Country Center
24602 Aliso Creek Road
Laguna Niguel, CA 92677

BOARD OF DIRECTORS MEETING - EXECUTIVE SESSION AGENDA

MARCH 16, 2023 6:30 PM

The following items may be addressed in Executive Session in accordance with California Civil Code 4935(a):

- *Litigation/Legal Matters*
- *Matters relating to formation of contract with third parties*
- *Member Discipline, Delinquencies, Violations, and Enforcement*
- *Personnel matters*

I. CALL TO ORDER

II. COMMITTEE UPDATE & INVITED GUESTS

A. PERSONNEL MATTERS

III. REPORTS

A. EXECUTIVE REPORTS

B. EXECUTIVE REPORTS

C. EXECUTIVE REPORTS

IV. CONSENT CALENDAR

A. EXECUTIVE MINUTES

B. EXECUTIVE MINUTES

V. UNFINISHED BUSINESS

A. PERSONNEL MATTERS

VI. NEW BUSINESS

A. MEMBER DISCIPLINE

B. EXECUTIVE REPORTS

C. THIRD PARTY CONTRACT

- D. MEMBER DELINQUENCY
- E. THIRD PARTY CONTRACT
- F. THIRD PARTY CONTRACT

VII. NEXT BOARD MEETING

VIII. ADJOURN

BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

MARCH 16, 2023 7:45 PM

I. CALL TO ORDER

II. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

III. COMMITTEE UPDATE & INVITED GUESTS

A. SAFETY AND ACCESS CONTROL COMMITTEE

IV. HOMEOWNER FORUM

In accordance with California Civil Code 4920(a), the Association must post or distribute the agenda for Open Session Meetings no fewer than four (4) days prior to an Open Session Meeting. During Homeowner Forum, items not included on the agenda that are raised by homeowners may be briefly responded to by the Board/Management; however, no action may occur with respect to that item unless it is deemed an emergency by the Board of Directors and developed after the agenda was posted and/or distributed. The Board of Directors may refer informational matters and direct administrative tasks to Management and/or contractors. Each homeowner will be given three (3) to five (5) minutes to speak in accordance with the Open Meeting Act, California Civil Code 4925(b), or a total of twenty (20) minutes will be granted for all to address the Board of Directors regarding items of interest or concern.

V. REPORTS

- A. WORK ORDER REPORT
- B. PEST NOTIFICATION
- C. PESTICIDE/HERBICIDE TREATMENT
- D. ARCHITECTURAL LOG
- E. ANNUAL CALENDAR

VI. CONSENT CALENDAR

- A. APPROVAL OF MINUTES FEBRUARY 16, 2022
- B. FINANCIAL STATEMENT - FEBRUARY 2023
- C. ARCHITECTURAL MINUTES
- D. LIEN APPROVAL.

VII. NEW BUSINESS

A. LANDSCAPE PROPOSALS

B. ARCHITECTURAL APPLICATION APPEAL

C. SOCIAL EVENTS

D. UPPER GATE REPAIRS

E. GREYSTONE PROPOSAL

F. RESERVE STUDY PROPOSAL

G. PATROL COMPANY PROPOSALS

H. ELECTION LOGISTICS

VIII. NEXT BOARD MEETING

The next Open Session meeting for Ocean Ranch at Bear Brand is scheduled for Thursday, April 20, 2023 at 7:45 PM.

IX. ADJOURN