

# OCEAN RANCH AT BEAR BRAND HOMEOWNERS ASSOCIATION

## Executive Session

November 17, 2022 6:30 PM  
Sea Country Center  
24602 Aliso Creek Road  
Laguna Niguel, CA 92677

### BOARD OF DIRECTORS MEETING - EXECUTIVE SESSION AGENDA

*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. DELINQUENCY**

##### **A. MEMBER DELINQUENCY**

#### **V. CONSENT CALENDAR**

##### **A. EXECUTIVE MINUTES**

##### **B. EXECUTIVE MINUTES**

#### **VI. UNFINISHED BUSINESS**

##### **A. PERSONNEL MATTERS**

#### **VII. NEW BUSINESS**

A. MEMBER DISCIPLINE

B. MEMBER DELINQUENCY

C. EXECUTIVE REPORTS

VIII. NEXT BOARD MEETING

IX. ADJOURN

# OCEAN RANCH AT BEAR BRAND HOMEOWNERS ASSOCIATION

## Open Session

November 17, 2022 7:45 PM  
Sea Country Center  
24602 Aliso Creek Road  
Laguna Niguel, CA 92677

### BOARD OF DIRECTORS MEETING - OPEN SESSION AGENDA

*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. EXECUTIVE SESSION ACKNOWLEDGEMENT/ANNOUNCEMENT

#### III. REPORTS

##### A. WORK ORDER REPORT

##### B. PEST NOTIFICATION

##### C. ARCHITECTURAL LOG

##### D. ANNUAL CALENDAR

##### E. TOT LOT INSPECTION

#### 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. CONSENT CALENDAR

A. APPROVAL OF MINUTES - OCTOBER 2022

B. FINANCIAL STATEMENT - OCTOBER 2022

C. ARCHITECTURAL MINUTES

D. POINT OF CONNECTION AT CONTROLLER D

**VI. NEW BUSINESS**

A. LANDSCAPE PROPOSALS

B. ARCHITECTURAL ITEMS

C. ALPHA REGIONAL PROPOSAL

**VII. NEXT BOARD MEETING**

The next Open Session meeting for Ocean Ranch at Bear Brand is scheduled for Thursday, December 15, 2022 at 7:45 PM.

**VIII. ADJOURN**