

**RANCHO NIGUEL MASTER COMMUNITY ASSOCIATION
NOTICE TO HOMEOWNERS
EXECUTIVE AND GENERAL SESSION BOARD OF DIRECTORS MEETING
AGENDA**

Date: August 28, 2025
Time: Executive Session at 5:30 PM (Board Members Only)
General Session at 5:40 PM
Homeowner Forum at 5:40 PM

Location: Rancho Niguel Recreation Club – Niguel Room

Notice is hereby given that the regular bi-monthly meeting of the Board of Directors for the Rancho Niguel Master Community Association will be held at the above date and time.

Civil Code §4925 (i)(1) The Board of Directors may NOT discuss or take action on any item at a non-emergency meeting unless the item was placed on the agenda included in the notice that was posted and distributed pursuant to subdivision (f). This subdivision does NOT prohibit a resident who is not a member of the board from speaking on issues not on the agenda.

The issues to be discussed will include:

- I. CALL EXECUTIVE SESSION TO ORDER
 - a. Approval of Minutes
 - b. Delinquencies
 - c. Legal
- II. ADJOURNMENT
- I. CALL GENERAL SESSION TO ORDER
- II. HOMEOWNER FORUM
- III. ITEMS REQUIRING ACTION
 - a. Approval of Minutes
 - b. Ratify Financial Statements
 - c. Bemus Landscape Addendum to Contract
 - d. Proposal from Bemus Landscape – Slope Planting
 - e. Proposal from Bemus Landscape – Eucalyptus Tree Treatment
 - f. Proposal from Shine Illumination – Holiday Lights
 - g. Record Liens
- IV. ADJOURNMENT