

Niguel Shores Community Association

Executive Session Agenda

February 11, 2026

ATTENDEES

Mark Russell, President Brian Porter, 1 st Vice President Steve Rhorer , 2nd Vice President Rick Palmer, CFO Bob Berkery, Secretary	John Muller, General Manager Karen Decker, Architectural Manager, Recording Secretary John MacDowell, Corporate Counsel
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CALL TO ORDER – EXECUTIVE SESSION – 4:00 PM

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

MINUTES

- a. – Executive Session January 21, 2026

DELINQUENCY

- a. Lien Request
- b. Lien Request

LEGAL

- a. Vehicle Code Enforcement
- b. Monthly Legal Status Report – John Mac Dowell
- c. IDR

CONTRACTS

- a. King
- b. Smith Architects
- c. Rock Solid
- d. Access Limited

HEARINGS

- a. Verbal and Physical Abuse

DISCUSSION ITEMS

- a. Committees

ADJOURNMENT - 6:00 PM