

Niguel Shores Community Association  
General Session Agenda  
February 11, 2026

**ATTENDEES**

Mark Russell, President	John Muller, General Manager
Brian Porter, 1st Vice President	Karen Decker, Architectural Manager,
Vacant, 2nd Vice President	Recording Secretary
Rick Palmer, CFO	Robert Everson, Facilities Manager
Bob Berkery, Secretary	John MacDowell, Corporate Counsel

**CALL TO ORDER – 6:00 PM**

**HOMEOWNER FORUM**

The Homeowner Forum is an opportunity for members of the Association to express concerns, ask questions, and provide comments to the Board of Directors. Please review the following disclosure before participating:

Purpose

The forum is intended to foster open communication between homeowners and the Board. It is not a decision-making body

Time Limits

Each homeowner shall be allotted 3 minutes to speak to ensure everyone has an opportunity to participate.

Conduct

Civil discourse is always expected. Disrespectful, threatening, or inappropriate behavior will not be tolerated.

Topics

Homeowners may address any relevant community matters. However, issues requiring detailed discussion may be deferred or redirected as appropriate.

Board Response

The Board may not be able to respond to all questions during the forum but will take notes and follow up as needed.

**CONSENT CALENDAR**

The consent calendar groups routine business items and reports that require no discussion or debate into one agenda item. The board can approve or acknowledge receipt of all items listed under the consent calendar that are unanimously agreed to with one vote instead of filing multiple motions. Before approving the consent calendar, any director may request an item removed and moved to discussion items to be discussed separately.

- a. Board Meeting Minutes – January 21, 2026 (draft)
- b. Unaudited Interim Financial Statement for September and October 2025.
- c. Ratification of Approved Transfers
  - Payroll \$30,000.00
  - Payroll \$30,000.00
  - Operating \$300,000.00
  - Operating \$200,000.00
  - Operating \$700,000.00

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- d. Committee Meeting Minutes  
Architectural Committee  
View Preservation Committee

**LANDSCAPE**

Representatives from Harvest Landscape will update the Board on landscape activity in the community.

**NEW BUSINESS**

- a. Selva Wall Demolition  
Action: the Board will review proposals to demolish the Selva Wall.
- b. Bluff Guest Parking Lot Ground Water Investigation  
Action: The Board will review the proposal to investigate the excessive amount of ground water beneath the parking lot causing damage.
- c. Request for Reimbursement (two requests)  
Action: The Board determines if the reimbursement request should be approved.

**REPORTS (Review Only)**

- a. February Community Calendar
- b. Maintenance Log
- c. Community Map

**ANNOUNCEMENTS**

The board's next meeting will be on March 11, 2026.

**ADJOURNMENT**