

Niguel Shores Community Association
General Session Agenda
April 8, 2026

ATTENDEES

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

- a. Board Meeting Minute for March 18, 2026
- b. Lien Approval
 - PARCEL NO.: 672-143-38
 - PARCEL NO.: 672-131-21
 - PARCEL NO.: 672-051-10
 - PARCEL NO.: 672-221-20
 - PARCEL NO.: 672-161-40
 - PARCEL NO.: 672-182-52
 - PARCEL NO.: 672-081-27
 - PARCEL NO.: 672-012-04
 - PARCEL NO.: 672-013-40
 - PARCEL NO.: 672-013-23
- c. Committee Meeting Minutes
 - Architectural
 - Communications

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Events
Maintenance
View Preservation

FINANCIAL REPORT

- a. Unaudited Interim Financial Statements for January and February 2026

LANDSCAPE

Storage Container Electric Meter Installation

Action: The Board will approve the electric meter and wiring installation.

Tree Removal – Corner of Ports O’Call & Salvador Bay

Action: The Board will review the tree removal request.

Tree Removal – NSCA tree on Timor Bay

Action: The Board will review the tree removal request.

Drainage Behind Amundsen Bay

Action: The Board will review the drainage recommendations.

NEW BUSINESS

Overnight Parking Waiver

Action: The Board will revisit the recommended language for qualification and limits to overnight parking waivers.

Construction Vehicle Registrations Fees

Action: The Board will review the current presentation plan.

King’s Security

Action: The Board to review and approved the contract.

REPORTS (Review Only)

- a. Architectural Log
- b. Maintenance Log
- c. April Community Calendar
- d. Landscape Log
- e. Community Map

ANNOUNCEMENTS

The board’s next meeting will be on May 13, 2026. Board election on May 20, 2026.

ADJOURNMENT