

Niguel Shores Community Association

Executive Session Agenda

June 10, 2026

ATTENDEES

Marietta Hannigan- President Steve Stewart 1 st Vice President Craig Bushnell – 2 nd Vice President Steve Shoner – Secretary Jay Sowell - CFO	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 Minutes; April 8th 2026, and May 4th 2026

DELINQUENCY

- a. Status Report – Assessment Collections
- b. Delinquent Assessment Settlement Offer
- c. Legal Complaint Filing
- d. Lien Review

LEGAL

- a. Monthly Status Report – John MacDowell
- b. Pending Litigation
- c. 2025 Draft Audit Legal Review
- d. Quarterly Legal Disclosure
- e. Insurance Claim Update

CONTRACTS

- a. King's Patrol Service Summer Pool Monitor
- b. SCWD Special Waste Discharge Permit Renewal
- c. Consulting Architect Contract Renewal
- d. KBF Managed Service Agreement – Flat Rate

PERSONNEL

ADJOURNMENT - 6:00 PM