

Niguel Shores Community Association
General Session Agenda
June 10, 2026

ATTENDEES

Marietta Hannigan- President Steve Stewart 1st Vice President Craig Bushnell – 2nd Vice President Steve Shoner – Secretary Jay Sowell - CFO	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

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 Minute for April 8th, 2026, May 4th 2026, May 11th 2026
- b. Lien Approval
PARCEL NO.: 672-051-24
PARCEL NO.: 672-223-26
PARCEL NO.: 672-161-22
- c. Fund Transfers
Operating \$100,000.00 from account 0604 to account 2032
Payroll \$32,000.00 from account 2032 to account 0180

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- Payroll \$32,000.00 from account 2032 to account 0180
- d. Smith Architect Contract renewal
 - e. KBF Flat Fee Agreement \$8,500.00 a month
 - f. Special Waste Discharge permit
 - g. Kings Patrol Summer Pool Monitor \$14,080.00
 - h. Rock Solid Inclinometer Installation \$14,850.00
 - i. Committee Appointments / Resignations
Events Committee members Blake Heal, Yvonne Albert and Shelley Brown have resigned.
Joy Justus as Events Committee chairman for 2026.
Kris Perry and Laurel Yocca were approved as a Events Committee members.
 - j. Committee Meeting Minutes
Architectural
Communications
Events
Maintenance
View Preservation

PATROL MONTHLY STATUS REPORT

FINANCIAL REPORT

- a. Unaudited Interim Financial Statements for March and April 2026
- b. 2026 Quarterly Projection Report
- c. 2025 Draft Audit

ARCHITECTURAL APPEAL

- a. Tract 7203 / Lot 015 – 23782 Perth Bay

LANDSCAPE

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

Tree Removal – Three (3) NSCA trees next to Clubhouse Parking Lot

Cost: \$3,724.74

Tree Removal – 3 NSCA trees along Leeward Dr. near Sextant Dr. bordering Stonehill

Cost: \$4,200.00

Tree Removal – NSCA tree to the right of 33471 Spinnaker Drive

Cost \$500.00

UNFINISHED BUSINESS

Villas Stair Replacement

Street Evaluation and Multi Year Repair Proposal

Selva Wall Repairs

NEW BUSINESS

Historical Committee Request

ADA Ramp Installation at the Corner of Niguel Shpres Dr. and Port-O-Call

DISCUSSION ITEMS

Guest Use of Selva and Cabrillo Gates

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Strategic Planning

REPORTS (Review Only)

- a. Work Order Log
- b. June Community Calendar
- c. Community Map

ANNOUNCEMENTS

The board's next meeting will be on July 8, 2026.

ADJOURNMENT