

Niguel Shores Community Association

Executive Session Agenda

July 8, 2026

ATTENDEES

Marietta Hannigan- President Steve Stewart 1 st Vice President Craig Bushnell – 2 nd Vice President Steve Rhorer – 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;
11/05/2025, 04/08/2026, 05/04/2026, 06/03/2026, 06/10/2026

DELINQUENCY

- a. Status Report – Assessment Collections
- b. Lien Review
- c. Approval to File Complaint for Foreclosure

LEGAL

- a. Monthly Status Report – John MacDowell

LEGAL CORRESPONDENCE

- a. Response for Video Request
- b. Response to Attorney
- c. Homeowner Coastal Commission Appeal

CONTRACTS

Tabled to July – Smith Architect Agreement
Tabled to July – KBF Flat Fee Agreement
Tabled to July - Rock Solid Inclinometer installation

HEARING

5:15 pm – Architectural Violation

ADJOURNMENT - 6:00 PM