

Niguel Shores Community Association
General Session Agenda / Management Report
July 8, 2026

ATTENDEES

Marietta Hannigan- President Steve Stewart 1st Vice President Craig Bushnell – 2nd Vice President Steve Rhorer – 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

- a. Board Meeting Minute for :
11/05/2025, 4/8/2026, 5/4/2026, 5/11/2026, 6/3/2026, 6/10/2026
- b. Lien Approval
PARCEL NO.: 672-081-22
PARCEL NO.: 672-041-51
PARCEL NO.: 672-144-04
PARCEL NO.: 672-131-34
PARCEL NO.: 672-061-02
PARCEL NO.: 672-143-27
PARCEL NO.: 672-131-37
PARCEL NO.: 672-051-61
PARCEL NO.: 672-051-53
- c. Event Committee New Members
- d. Event Committee Resignation

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- e. Landscape Committee Resignation
- f. Committee Minutes

ARCHITECTURAL APPEAL

- a. Tract/Lot: 6881/023
- b. Tract/Lot: 7203/015

PATROL MONTHLY STATUS REPORT

LANDSCAPE

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

Coral Tree Removal Pots O Call

Olive Trees on Mariner Drive

FINANCIAL REPORT

- a. SCWD Rate Increase
- b. Impact of rate increase on 2026 Budget
- c. 2026 Quarterly Projection Report

UNFINISHED BUSINESS

Selva Wall Repairs

Volunteer of the Year

DISCUSSION ITEMS

Strategic Planning

Committee Updates and Observations by Board Liaisons

REPORTS (Review Only)

- a. Maintenance Summary
- b. Work Order Log
- c. July Community Calendar
- d. Community Map

ANNOUNCEMENTS

The board's next meeting will be on August 12, 2026.

ADJOURNMENT