

Niguel Shores Community Association

Executive Session Agenda

August 12, 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 – 3:30 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

DELINQUENCY

CONTRACTS

- a. Smith Architects
- b. Harvest Contract
- c. Rock Solid

LEGAL

- a. Consult with legal counsel and law enforcement re rules and enforcement
- b. Consult with legal counsel regarding pending matters

MEMBER DISCIPLINE

PERSONNEL

ADJOURNMENT - 6:00 PM