

Niguel Shores Community Association
General Session Agenda
August 12, 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:
07/08/2026
- b. Lien Approval
APN: 672-181-33
APN: 672-182-16
APN: 672-181-08
APN: 672-181-17
APN: 672-223-15
APN: 672-214-63
- c. Bank Transfers
\$100,000 Banc of Cal to Ameriprise
\$60,000 Banc of Cal to Ameriprise
\$200,000 Banc of Cal to Ameriprise
\$100,000 Banc of Cal to Ameriprise
\$150,000 Banc of Cal to Ameriprise

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\$200,000 Banc of Cal to Ameriprise

d. Committees

Rules Committee Appointment – Kelly Marcoux

Finance Committee Appointment - Eric Eckes

LANDSCAPE

Landscape Chemicals

Tree Removal Niguel Shores & Atlantic

Tree Removal 33695 Crossjack

Tree Removal 33531 Marlinspike Drive

ARCHITECTURAL APPEAL

Track Lot 6883/025

Tract/Lot: 6883/007

Tract/Lot: 6935/029

FINANCIAL REPORT

a. Statement on 2025 Audit

b. May Interim Financial Report

c. 2027 Budget Process

d. Board Spending Form

UNFINISHED BUSINESS

a. Lobby Display Case (Historical Club)

b. Selva Wall Replacement Update

NEW BUSINESS

a. GM Replacement

REPORTS (Review Only)

a. Kings July Report

ANNOUNCEMENTS

The board's next meeting will be on September 09, 2026.

ADJOURNMENT