

Niguel Shores Community Association
General Session Agenda
September 9, 2026

ATTENDEES

Marietta Hannigan, President	Bob Everson, Facilities Manager
Steve Stewart, 1st Vice President	Blayke Miller, Customer Operation
Craig Bushnell, 2nd Vice President	Specialist / Recording Secretary
Steve Rhorer, Secretary	Matt Northrop, Community Administrator
Jay Sowell, CFO	John MacDowell, Corporate Counsel

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. Approve Board Meeting Minutes for:
07/08/2026 (revised)
08/12/2026
- b. Approve Funds Transfers:
Bank transfer \$197,031 from Fifth Third Bank to Raymond James Bank to complete accounts migration
Bank transfer \$233,613 from NS Operating to NS Reserves for Q3 reserves contribution

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Bank transfer \$3,570 from Banc of CA BI operating to Raymond James BI Reserves for Q3 reserves contribution

Bank transfer \$150,000 from Bank of CA NS operating to Raymond James NS operating to generate interest income

- c. Approve Committees Actions:
Communication Committee New Member Appointment – Karey Palmer
Events Committee Resignation – Kathy Samuel
Landscape Committee Resignation – Kathy Jones
- d. Accept and File Committee Minutes:
Architectural, Communication, Events, Landscape, View Preservation
- e. Approve Rock Solid proposal (Project No. 699.1) for biannual common area slope survey/evaluation
- f. Unaudited Financial Report for June 2026 - Receive and File

FINANCIAL REPORT

- a. Statement on 2025 Audit
- c. Unaudited Financial Report for July 2026 - Receive and File
- d. Review of 2026 Financial Projections
- e. 2027 Budget Preparation – Schedule Town Hall on 2027 Draft Budget

LANDSCAPE

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

- a. Potential Irrigation Drip Line Conversion - 2027

UNFINISHED BUSINESS

- a. Selva Wall Replacement Update

NEW BUSINESS

- a. Rock Solid proposal (Project No. 697.1)
- b. Phase 2 Legacy Paver Project
- c. Historical Club Administrative Requests
- d. Request for Fitness Instructor

REPORTS

- a. Kings August Report
- b. September Calendar

ANNOUNCEMENTS

The board's next meeting will be on October 14, 2026.

ADJOURNMENT