

Niguel Shores Community Association
General Session Agenda
October 14, 2026

ATTENDEES

Marietta Hannigan, President	Bob Everson, Facilities Manager
Steve Stewart, 1st Vice President	Blayne 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 General Session Board Meeting Minutes for:
September 9, 2026 Meeting Minutes
- b. Approve Funds Transfers:
Bank transfer \$300,000 from Banc Of California to Raymond James to move dues income to operating expenses account

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Bank transfer \$21,387.25 from BI Reserves to NS Reserves due to payment for fence/gate work in BI from wrong account in March

- c. Approve Committees Actions:
 - Events Committee – Resignation of Joy Justus as Chairperson
 - Events Committee – Appointment of Barbara Barrett as Chairperson
 - Finance Committee New Member Appointment – Eric Eckes
 - Landscape Committee Resignation – Heather Harding
 - Maintenance Committee New Member Appointment – Tim Williams
- d. Accept and File Committee Minutes:
 - Architectural, Communication, Events, Landscape, Rules Committee Minutes
- e. Approve Rock Solid proposal (Project No. 748.1) for Geotechnical Services
- f. Approve Rock Solid proposal (Project No. 751.1) for Geotechnical Services
- g. Approve Rock Solid proposal (Project No. 752.1) for Geotechnical Services
- h. Harvest Landscape Proposal#168586 - Slope Protection Proposal
- i. Approve Fitness Instructor Agreement
- j. Reimbursement for car damage to homeowner's vehicle (8602/003) due to Manta gate malfunction in the amount of \$5,391.72.
- k. Ratify approval of project to replace the existing drain as proposed by Facilities Manager Everson for \$6,200.00 next to Windjammer Drive
- l. Ratify approval to authorize Facilities Manager Everson to install a new drainage system next to Danzig Bay at a cost of up to \$6,000.00

FINANCIAL REPORT

- a. 2025 Audit Update
- b. Unaudited Financial Report for August 2026 - Receive and File
- c. Balance of Year Spending Freeze
- d. Security Costs Escalation
- e. Community Center Landscaping Replacement - Report on Costs and Invoices

LANDSCAPE

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

- a. Diseased and Infected Plant Material Plan – Harvest Landscape
- b. Tree Removal – Capstan Drive
- c. Tree Removal – Binnacle Drive
- d. Tree Replacement – Vista Grande Median – Harvest Landscape Proposal#165601

NEW BUSINESS

- a. Approve Proposal for Brigantine Drive Slope Repair
- b. Traffic and Safety Committee Charter Proposal
- c. Bluff Guest Pass Abuse

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CORRESPONDENCE TO THE BOARD

- a. Correspondence from Homeowner (6884/085)
- b. Historical Club Correspondence

REPORTS (Review Only)

- a. Kings September Report
- b. October Calendar

ANNOUNCEMENTS

The next board meeting will be on November 4, 2026 on the 2027 Budget

The board's next regular monthly board meeting will be in November 2026 on the ____
(date t.b.d. - Veteran's Day Holiday is on regularly scheduled meeting day in November)

ADJOURNMENT