

Niguel Shores Community Association

Executive Session Agenda

October 14, 2026

ATTENDEES

Marietta Hannigan, President Steve Stewart, 1 st Vice President Craig Bushnell, 2 nd Vice President Steve Rhorer, Secretary Jay Sowell, CFO	Robert Everson, Facilities Manager Matt Northrop, Community Administrator / Recording Secretary John MacDowell, Corporate Counsel
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CALL TO ORDER – EXECUTIVE SESSION – 3:00 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

- a. Approval of Executive Session Minutes:
 - September 8, 2026 – Special Executive Session Meeting
 - September 9, 2026 – Executive Session Meeting
 - September 25, 2026 – Emergency Executive Session Meeting

DELINQUENCY

- a. Status Report – Assessment Collections
- b. Requests for Authorization to File Lien:
 - i. APN 672-081-27
 - ii. APN 672-142-12
 - iii. APN 672-182-42
 - iv. APN 672-051-70
 - v. APN 672-214-45
 - vi. APN 672-161-30
 - vii. APN 672-131-61
 - viii. APN 672-181-41
- c. Debtor's Settlement Offer, Request for Authorization to File Complaint; Mediation Disclosure Notification and Acknowledgment – APN 672-131-21
- d. Request for Authorization to File Complaint; Mediation Disclosure Notification and Acknowledgment:
 - i. APN 672-061-02
 - ii. APN 672-051-10
 - iii. APN 672-223-26
- e. Debtor's Request for Waiver – APN 672-144-04

CONTRACTS

- a. Rock Solid
 - i. Proposal (Project No. 748.1)
 - ii. Proposal (Project No. 751.1)
 - iii. Proposal (Project No. 752.1)

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- b. Brigantine Drive - Bids
- c. Harvest Landscape Proposal#168586
- d. Fitness Instructor Agreement
- e. Selva Wall Project Update

LEGAL

- a. Consult with legal counsel regarding pending matters – monthly statues report
- b. IDR Demand – (7447/056)
- c. IDR Demand – (6883/007)
- d. IDR Demand – (7203/028)
- e. Homeowner Meeting (6935/029)
- f. Homeowner Meeting (6782/108)
- g. Homeowner (7515/066) Concern over condition of property & Association Policy
- h. Updated Litigation Disclosure
- i. Application Discussion (6935/043)

MEMBER DISCIPLINE

- a. Review of Incident Report (6884/055)
- b. Bluff Guest Pass Abuse

PERSONNEL

ADJOURNMENT - 6:00 PM