

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
January 10, 2022**

1 Upon due notice, given and received, the Board of Directors of the San Clemente
2 Shorecliffs Beach Club Association held their regularly scheduled Board of
3 Directors Meeting on Monday, January 10, 2022 via Zoom.us and at the Beach Club,
4 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom.us. President Kumi
5 Elston called the Meeting to order at 7:00 p.m. with a quorum of Directors present.

6

7 **Directors Present**

8 Kumi Elston, President

9 Chris Wade, Vice President

10 Hal Kolp, Treasurer

11 Danny Werner, Secretary

12 Diane Wenzel, Director

13 Allison Anawalt, Director

14 Nate Brown, Director

15 Tobias Halbmaier, Directors

16

17 **Directors Absent**

18 Dan Flynn, Director

19

20 **Also Attending**

21 Club Manager Tracey Edwards

22 Two (2) homeowners

23 Courtney Ekeberg, CMCA®, Ammcor

24

25 **Executive Session Meeting Matters**

26 In accordance with California Civil Code Section 4935(e), the Board of Directors
27 notes the following topics were discussed during an Executive Session held after this
28 General Session Meeting on January 10, 2022:

29 1. Approved the November 8, 2021 Executive Session Meeting Minutes.

30 2. Delinquency Review.

31 3. Personnel Matters.

32

33 **Homeowner's Forum**

34 Two (2) homeowners were in attendance and no topics were discussed.

Directors Present

Directors Absent

Also Attending

Executive Session

Homeowner's Forum

35

36 **Secretary's Report**

Secretary's Report

37 The Board of Directors reviewed the November 8, 2021 General Session Meeting
38 Minutes. Following review and discussion, a motion was made by Chris Wade and
39 seconded by Hal Kolp to approve the Minutes as presented. The motion carried
40 unanimously.

41

42 **Treasurer's Report**

Treasurer's Report

43 The Board of Directors reviewed the November 22, 2021 and December 22, 2021
44 Financial Statements and the report provided by Treasurer Hal Kolp. Following
45 review and discussion, a motion was made by Chris Wade and seconded by Allison
46 Anawalt to accept the Financial Statements subject to the Annual Audit. The motion
47 carried unanimously.

48

49 **Manager's Reports**

Managers Reports

50 Club Manager Tracey Edwards provided the Board of Directors with her report.
51 Following review and discussion, a motion was made by Hal Kolp and seconded by
52 Diane Wenzel to approve the party on January 22, 2022 of more than 100 guests.
53 The motion carried unanimously.

54

55 **General Business**

General Business

56 **Voting by Acclamation**

Voting by Acclamation

57 The Board of Directors reviewed the draft election rules allowing voting by
58 acclamation. Following review and discussion, a motion was made by Kumi Elston
59 and seconded by Nate Brown to approve the draft and mail the proposed rules to the
60 membership for the 28-day comment period with the next required billing. The
61 motion carried unanimously.

62

63 **Annual Calendar**

Annual Calendar

64 The Board of Directors reviewed the annual calendar. No action required.

65

66 **Ammcor Management Company-Annual Disclosure**

Ammcor Annual Disclos

67 The Board of Directors reviewed the document provided by Ammcor disclosing that
68 Ammcor and community manager Courtney Ekeberg are in compliance and have met

69 the requirements of Business and Professions Code Section 11500-11506 and Civil
70 Code 5375: principle office at 1211 Puerta Del Sol, Suite 120, San Clemente, CA
71 92673; reports that the fidelity insurance of the management firm does not cover the
72 operating and reserve funds and the association’s fidelity insurance policy provides
73 coverage for the funds; community manager Courtney Ekeberg does not hold a Real
74 Estate license and she has received her certification in 2013 through Certified
75 Manager of Community Associations (CMCA®). No action required.

76

77 **Parking Lot**

Parking Lot

78 The Board of Directors discussed the condition of the parking lot. Following
79 discussion, it was the general consent of the Board of Directors to obtain proposals
80 for crack seal and restriping.

81

82 **Coastal Resilience Strategic Plan Update**

Coastal Resilience

83 Chris Wade provided the Board of Directors with an update. No action required.

84

85 **Recreational Committee**

Recreational Committee

86 The committee will be meeting in the upcoming weeks. No action required.

87

88 **Feldsott & Lee, A Law Corporation**

Feldsott & Lee

89 The Board of Directors reviewed the annual retainer in the amount of \$1,000.00 for
90 five (5) hours of legal work. Following review and discussion, a motion was made
91 by Hal Kolp and seconded by Kumi Elston to approve the proposal as presented. The
92 motion carried unanimously.

93

94 **Organization of the Board of Directors**

Organization of the Board

95 A motion was made by Diane Wenzel and seconded by Allison Anawalt to have the
96 Directors keep their current positions and appoint Tobias Halbmaier as a Director.
97 The motion carried unanimously.

98

99 **Next Meeting**

Next Meeting

100 March 14, 2022 at 7:00 p.m. at the Beach Club, 2771 N. El Camino Real, San
101 Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569 3057 and Passcode:
102 110809.

103

104 **Adjournment**

Adjournment

105 There being no further business to come before the Board of Directors, a motion was
106 made by Allison Anawalt and seconded by Hal Kolp to adjourn the meeting at 7:26
107 p.m. The motion carried unanimously.

108

109 **Attest**

Attest

110

111

112

President

Secretary