

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
November 8, 2021**

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, November 8, 2021 via Zoom.us and at the Beach
4 Club, 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom.us. President
5 Kumi Elston called the Meeting to order at 7:00 p.m. with a quorum of Directors
6 present.

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8 **Directors Present**

Directors Present

9 Kumi Elston, President
10 Chris Wade, Vice President
11 Hal Kolp, Treasurer
12 Danny Werner, Secretary
13 Dan Flynn, Director
14 Amanda Haynes, Director
15 Diane Wenzel, Director
16 Allison Anawalt, Director

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18 **Directors Absent**

Directors Absent

19 Nate Brown, Director

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21 **Also Attending**

Also Attending

22 Club Manager Tracey Edwards
23 Two (2) homeowners
24 Courtney Ekeberg, CMCA®, Ammcor

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26 **Executive Session Meeting Matters**

Executive Session

27 In accordance with California Civil Code Section 4935(e), the Board of Directors
28 notes the following topics were discussed during an Executive Session held after this
29 General Session Meeting on November 8, 2021:

- 30 1. Approved the October 11, 2021 Executive Session Meeting Minutes.
- 31 2. Delinquency Review.
- 32 3. Personnel Matters.

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34 **Homeowner's Forum**

Homeowner's Forum

35 Two (2) homeowners were in attendance and one (1) spoke about erosion control.

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37 **Secretary's Report**

Secretary's Report

38 The Board of Directors reviewed the October 11, 2021 General Session Meeting
39 Minutes. Following review and discussion, a motion was made by Hal Kolp and
40 seconded by Dan Flynn to approve the Minutes as presented. The motion carried
41 unanimously.

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43 **Treasurer's Report**

Treasurer's Report

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

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49 **Draft Budget**

Draft Budget

50 The Board of Directors reviewed the draft budget. Following review and discussion,
51 a motion was made by Danny Werner and seconded by Chris Wade to approve the
52 budget with a \$5.00 increase bring the yearly assessment to \$440.00 a home. The
53 motion carried unanimously.

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55 **Reserve Study**

Reserve Study

56 The Board of Directors reviewed the onsite reserve study prepared by Advanced
57 Reserve Solutions, Inc. Following review and discussion, a motion was made by
58 Hal Kolp and seconded by Kumi Elston to approve the study as presented. The
59 motion carried unanimously.

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61 **Manager's Reports**

Managers Reports

62 Club Manager Tracey Edwards provided the Board of Directors with her report with
63 no action required.

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65 **General Business**

General Business

66 **Security**

Security

67 The Board of Directors discussed starting the patrol service in the Summer. No action
68 required at this time.

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Tempest Weather Tracking Station Update

The Board of Directors discussed the new Tempest Weather Station that will be linked to the website. No action required.

Holiday Lighting Proposals

The Board of Directors reviewed the proposal submitted by Mr. Lights for option one (1) in the amount of \$1,450.00 to install lights along the roof line, facing the street including the peak and option two (2) in the amount of \$1,950.00 to install lights along the roof line, facing the street and the roof line on the north and south sides including peaks, with an option to wrap the Palm trees at \$300.00 each and the proposal from Custom Christmas Lighting, LLC. to install lights on two (2) Palm trees and around the entire building in the amount of \$1,600.00 for incandescent lights and \$2,00.00 for LED lights. Following review and discussion, a motion was made by Danny Werner and seconded by Dan Flynn to approve the proposal with Custom Christmas Lighting, LLC. in the amount of \$1,600.00. The motion carried failed with three (3) yes votes with Hal Kolp, Kumi Elston, Chris Wade and Amanda Haynes voting no.

Recreational Committee

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

Next Meeting

January 10, 2022 at 7:00 p.m. at the Beach Club, 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569 3057 and Passcode: 110809.

Adjournment

There being no further business to come before the Board of Directors, a motion was made by Kumi Elston and seconded by Hal Kolp to adjourn the meeting at 7:40 p.m. The motion carried unanimously.

Attest

Weather Tracking

Holiday Lighting

Recreational Committee

Next Meeting

Adjournment

Attest

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President

Secretary
