

**San Clemente Shorecliffs Beach Club Association  
General Session Meeting Minutes  
March 27, 2018**

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 Tuesday, March 27, 2018 at the San Clemente Shorecliffs  
4 Beach Club. Steve Rose, President, called the Meeting to order at 7:00 p.m. with a  
5 quorum of Directors present.

6

7 **Directors Present**

**Directors Present**

8 Steve Rose, President

9 Steve Elmer, Vice President

10 Kurt Lubke, Secretary

11 Chris Wade, Treasurer

12 Dorothy Melia, Director

13 Frank Wilbur, Director

14 Kumi Elston, Director

15 Danielle Burmeister, Director via telephone

16

17 **Directors Absent**

**Directors Absent**

18 Bill Morgan, Director

19

20 **Also Attending**

**Also Attending**

21 Alan Fowlie, Community Management Agent, AMMCOR

22 Robin Roberts, SCS Beach Club Manager

23

24 **Executive Session Meeting Matters**

**Executive Session**

25 In accordance with California Civil Code Section 4935(e), the Board of Directors  
26 notes the following topics were discussed during an Executive Session held on  
27 March 27, 2018:

28 1. Approved the Executive Session Meeting Minutes for February 13, 2018.

29 2. Delinquency Review.

30

31 **Homeowner's Forum**

**Homeowner Forum**

32 Angelo Skiparnias, owner of 225 Via Socorro was in attendance to discuss by-laws  
33 and budgets, he also noted the Board is doing a great job. Hal Kolp of 211 Calle  
34 Tinaja was in attendance, and Anna Folmer, resident of 233 Via Andres was in

35 attendance to ask about providing yoga instruction. Anna was asked to provide the  
36 Board with her proposal for conducting yoga classes within the clubhouse.

37

38 Steve Rose, President, read a letter submitted to him by member Al Cullen. Included  
39 in the letter was a suggestion, which was also suggested by Angelo Skiparnias, that  
40 the Association post signs in the neighborhood, notifying the community of the  
41 upcoming Board meeting a week prior to Board meetings should be considered by  
42 the Board.

43

44 **Secretary's Report**

Secretary's Report

45 The Board of Directors reviewed the Minutes from the February 13, 2018 General  
46 Session Meeting. Following review and discussion, a motion was made by Kurt  
47 Lubke and seconded by Dorothy Melia to approve the Minutes as presented. The  
48 motion was approved.

49

50 **Treasurer's Report**

Treasurer's Report

51 The Board of Directors reviewed the February 22, 2018 Financial Statements. Chris  
52 Wade, Treasurer, noted that \$150,744.25 has been collected, which equivocates to  
53 80% funded level and that a previous Special Assessment totaling \$5,9000.66 needs  
54 to be reallocated sometime this fiscal year. Following review and discussion, a  
55 motion was made by Chris Wade and seconded by Kumi Elston to accept the  
56 Financial Statements subject to the Annual Audit. The motion carried unanimously.

57

58 **Manager's Reports**

Managers Reports

59 Robin Roberts provided the Board with a verbal report. No action was taken.

60

61 **Committee Reports**

Committee Reports

62 **Contract Committee: Lifeguard Contract**

63 Chris Wade updated the Board. Following a discussion, a motion was  
64 made by Chris Wade and seconded by Steve Elmer to approve the OC  
65 Lifeguard contract as presented for \$14,650.00. The motion carried  
66 unanimously.

67

68 **Beach Erosion/Seawall Committee**

69 Steve Rose was present and updated the Board. After a brief discussion,  
70 the Board agreed to have a presentation given by Regional Sediment  
71 Management at the next Board Meeting. No other action was taken.

72

73 **Social Media Committee** Dorothy Melia was present and updated the  
74 Board. It was noted that the Board previously hired a web site manager  
75 for \$2,750.00, and the new Beach Club Website should be activated by  
76 May 1st. No action was taken.

77

78 **Recreation Committee**

79 Dorothy Melia was present and updated the Board. No action was  
80 taken.

81

82 **Operations**

83 **Sunday Hours**

84 Kurt Lubke updated the Board. Following a discussion, a motion was  
85 made by Kurt Lubke and seconded by Dorothy Melia to approve  
86 extending the Clubhouse hours to 8:00 p.m. on Sundays. The motion  
87 carried unanimously.

88

89 **Audit Review**

90 Chris Wade was present and updated the Board. No action was taken.

91

92 **Maintenance & Repair Committee**

93 **Paddle Tennis Court Wall Repair Discussion**

94 Steve Elmer was present and updated the Board. Following a  
95 discussion, a motion was made by Kurt Lubke and seconded by Steve  
96 Elmer to approve Willier Masonry for an amount not to exceed  
97 \$7,000.00 to repair the low wall around the paddle tennis court. The  
98 motion carried with one vote opposed.

99

100 **Barrier (bollards) to secure parking lot Discussion**

101 Following a discussion, a motion was made by Steve Rose and  
102 seconded by Steve Elmer to approve the parking barrier. The motion  
103 did not carry with 5 votes opposed and only three votes in favor.  
104

### 105 **Playground Equipment**

106 Following a discussion, a motion was made by Danielle Burmeister and  
107 seconded by Dorothy Melia to approve playground option #2, for  
108 \$14,000 and approve an amount not to exceed \$23,000 for equipment,  
109 removal, and installation. The motion carried unanimously.  
110

### 111 **Clubhouse Flooring**

112 Following a discussion, a motion was made by Kumi Elston and to  
113 approve replacing the Clubhouse flooring. The motion did not carry  
114 receive a second, the motion was withdrawn.  
115

### 116 **Handyman Repair Update**

117 Steve Elmer was present and updated the Board. No action was taken  
118

### 119 **Homes on Via Socorro**

120 Steve Elmer updated the Board. No action was taken.  
121

### 122 **General Business**

#### 123 **Meeting Start Times (6:00 p.m.)**

124 Following a brief discussion, a motion was made by Frank Wilbur and seconded by  
125 Danielle Burmeister to approve moving the meeting start time from 7:00 p.m. to 6:00  
126 p.m. The motion carried unanimously.  
127

#### 128 **Entry Monument Sign Update**

129 Steve was present and updated the Board. No action was taken.  
130

#### 131 **Reserve Policy Discussion**

132 Kumi Elston was present and updated the Board. No action was taken.  
133

#### 134 **Maintenance and Emergency Repair Procedure**

General Business

Meeting Start Times

Monument Sign

Reserve Funds

Repair Procedure

135 Following a brief discussion, a motion was made by Steve Rose and seconded by  
136 Chris Wade that the Beach Club Manager (Robin Roberts) would have up to a  
137 \$500.00 limit, Board President (Steve Rose) would have up to \$1,000 spending limit,  
138 and anything exceeding \$1,000 would need to be voted on and approved by the  
139 Board. The motion carried unanimously.

140

141 **Next Meeting**

142 The next meeting of the Board of Directors will be April 10, 2018 at 6:00 p.m. at the  
143 Beach Club.

144

145 **Adjournment**

146 There being no further business to come before the Board, it was the general consent  
147 of the Board to adjourn the meeting at 9:24 p.m.

148

149 **Attest**

150

151

152

153

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President

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Secretary

Next Meeting

Adjournment

Attest