

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
April 12, 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, April 12, 2021 via Zoom by using Meeting ID: 830
4 8552 3306 and Password: 852886 due to COVID-19. President Kumi Elston called
5 the Meeting to order at 7:01 p.m. with a quorum of Directors present.

6

7 **Directors Present**

Directors Present

8 Kumi Elston, President

9 Chris Wade, Vice President

10 Hal Kolp, Treasurer

11 Danny Werner, Secretary

12 Dan Flynn, Director (*arrived at 7:48 p.m.*)

13 Amanda Haynes, Director (*arrived at 7:10 p.m.*)

14 Nate Brown, Director

15 Diane Wenzel, Director

16

17 **Directors Absent**

Directors Absent

18 Allison Anawalt, Director

19

20 **Also Attending**

Also Attending

21 Club Manager Tracey Edwards

22 One (1) Homeowner

23 Courtney Ekeberg, CMCA®, Ammcor

24

25 **Executive Session Meeting Matters**

Executive Session

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 April 12, 2021:

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

30 2. Delinquency Review.

31

32 **Homeowner's Forum**

Homeowner's Forum

33 One (1) homeowner was in attendance and inquired about renting out the club.

34

35 **Secretary's Report**

Secretary's Report

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

40
41 **Treasurer's Report**

Treasurer's Report

42 The Board of Directors reviewed the February 22, 2021 through March 22, 2021
43 Financial Statements and the reports provided by Treasurer Hal Kolp. Following
44 review and discussion, a motion was made by Danny Werner and seconded by Nate
45 Brown to accept the Financial Statements subject to the Annual Audit. The motion
46 carried unanimously.

47
48 **Draft Audit**

Draft Audit

49 The Board of Directors reviewed the draft audit provided by Newman HOA,
50 Certified Public Accountants. Following review and discussion, a motion was made
51 by Diane Wenzel and seconded by Amanda Haynes to approve the audit as
52 presented. The motion carried unanimously.

53
54 **Manager's Reports**

Managers Reports

55 Club Manager Tracey Edwards provided the Board of Directors with her report with
56 the following action taken:

57
58 **Upgrade Court Lighting Fixtures**

Upgrade Court Lighting

59 The Board of Directors reviewed the request to upgrade the lighting at a cost of
60 \$4,200.00 with \$3,000.00 being donated by the paddle tennis group. Following
61 review and discussion, a motion was made by Hal Kolp and seconded by Danny
62 Werner to approve this request with the condition that the insurance is verified. The
63 motion carried with Kumi Elston voting no.

64
65 **Willier Masonry Proposals**

Willier Masonry Proposa

66 **Benches**

67 The Board of Directors reviewed the proposal in the amount of \$2,000.00 to install
68 16 new galvanized brackets at the base of the benches (10 on the right and 6 on the

69 left side of the entryway). Following review and discussion, a motion was made by
70 Diane Wenzel and seconded by Amanda Haynes to approve the proposal as
71 presented. The motion carried unanimously.

72

73 Defencell

Defencell

74 The Board of Directors reviewed the proposal in the amount of \$3,910.40 to install
75 two (2) rows on the lower section to match the existing and install one (1) row on the
76 upper section in front of the masonry wall and wrap around the corner and fix three
77 (3) sunken pavers on existing steps and fill in lower areas with sand. Following
78 review and discussion, a motion was made by Danny Werner and seconded by Nate
79 Brown to approve the proposal as presented. The motion carried unanimously.

80

81 **General Business**

General Business

82 **O.C. Lifeguards Contract/Proposal**

O.C. Lifeguards

83 The Board of Directors reviewed the 2021 lifeguarding contract. Following review
84 and discussion, a motion was made by Hal Kolp and second by Nate Brown to ratify
85 the approval. The motion carried unanimously.

86

87 **Courtesy Patrol Specialist**

Courtesy Patrol Specialis

88 The Board of Directors reviewed contract. Following review and discussion, it was
89 the general consent of the Board of Directors to table this item to the November
90 Board Meeting.

91

92 **Accurate Voting Services, Inc. Proposal**

Accurate Voting Services

93 The Board of Directors reviewed the proposal for the January 2022 Annual Meeting.
94 Following review and discussion, a motion was made by Danny Werner and
95 seconded by Chris Wade to approve the proposal as presented. The motion carried
96 unanimously.

97

98 **Advanced Reserve Solutions Proposal**

Advanced Reserves

99 The Board of Directors reviewed the proposal for an onsite Reserve Study without
100 photos in the amount of \$1,000.00. Following review and discussion, a motion was
101 made by Diane Wenzel and second by Danny Werner to approve the proposal as
102 presented. The motion carried unanimously.

103

104 **Leaf Blower Purchase**

Leaf Blower

105 The Board of Directors reviewed the request from landscaper Jesus Sanchez Suarez to
106 purchase the unused gas-powered leaf at a cost of \$125.00. Following review and
107 discussion, it was the general consent of the Board of Directors to approve the sale.

108

109 **Next Meeting**

Next Meeting

110 Due to COVID-19, the next meeting of the Board of Directors will be held on June
111 14, 2021 at 7:00 p.m. via Zoom, Meeting ID: 830 8552 3306 and Password: 852886
112 due to Covid-19.

113

114 **Adjournment**

Adjournment

115 There being no further business to come before the Board of Directors, it was the
116 general consent of the Board of Directors to adjourn the meeting at 8:20 p.m.

117

118 **Attest**

Attest

119

120

121

President

Secretary