

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
April 12, 2016**

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, April 12, 2016 at the San Clemente Shorecliffs
4 Beach Club. Board President, Tom Marier called the Meeting to order at 7:00 p.m.
5 with a quorum of Directors present.

6

7 **Directors Present**

8 Tom Marier, President

9 Dan Flynn, Vice President

10 Danny Werner, Secretary

11 Hal Kolp, Treasurer

12 Don Sterner, Director

13 Paul Fisher, Director

14 Steve Elmer, Director

15 Brian Manning, Director

16

17 **Directors Absent**

18 Robert Coscione, Director

19

20 **Also Attending**

21 Courtney Ekeberg, CMCA®, AMMCOR

22 Jay Elston, Beach Club Manager

23 Two (2) homeowners

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 on April
28 12, 2016:

29 1. Approved the Executive Session Meeting Minutes for March 8, 2016.

30 2. Delinquency Review.

31

32 **Homeowner's Forum**

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

34

Executive Session

Homeowner Forum

35 **Secretary's Report**
36 The Board of Directors reviewed the Minutes from the March 8, 2016 General
37 Session Meeting. Following review, a motion was made by Hal Kolp and seconded
38 by Steve Elmer to approve the Minutes as presented. The motion carried with seven
39 (7) yes votes with Tom Marier abstaining.

Secretary's Report

40
41 **Treasurer's Report**
42 The Board of Directors reviewed the March 22, 2016 Financial Statements.
43 Following discussion, a motion was made by Steve Elmer and seconded by Don
44 Sterner to accept the Financial Statement subject to the Annual Audit. The motion
45 carried unanimously.

Treasurer's Report

46
47 **Manager's Reports**
48 New Club Manager Jay Elston provided the Board with his report. Following
49 discussion, a motion was made by Hal Kolp and seconded by Danny Werner to have
50 the BBQ's cleaned and multiple items in and around the club house repaired and
51 painted at a cost of \$4,500.00. The motion carried unanimously.

Managers Reports

52
53 **Activity Reports**
54 **Recreation**
55 No new business reported.

Activity Reports

Recreation

56
57 **Newsletter and Flyers**
58 The next newsletter will be sent out before Memorial Day.

Newsletter & Flyers

59
60 **Membership**
61 No new business reported.

Membership

62
63 **Old Business**
64 **Monument**
65 The construction has begun and should be completed within a month.

Old Business

Monument

66
67 **New Business**
68 **Neighborhood Watch Program**

New Business

Neighborhood

69 A couple of homeowners are interested in creating a neighborhood watch program.
70 Following discussion, it was the general consent of the Board to have a newsletter
71 article written and appoint Paige Foreman as the contact person.

72

73 **Payne Pest Termite Proposal**

Payne Pest

74 The Board of Directors reviewed the proposal in the amount of \$1,935.00 for termite
75 repairs and tenting. Following discussion, it was the general consent of the Board to
76 table this proposal until September 2016.

77

78 **Draft Audit**

Draft Audit

79 The Board of Directors reviewed the draft audit provided by Newman and Associates,
80 Inc. Following discussion, a motion was made by Hal Kolp and seconded by Danny
81 Werner to approve the audit. The motion carried unanimously.

82

83 **Advanced Reserve Solutions, Inc. Proposal**

Reserve Study Proposals

84 The Board of Directors reviewed the proposal in the amount of \$700.00 for an
85 updated reserve study without a site visit. Following discussion, a motion was made
86 by Hal Kolp and seconded by Don Sterner to approve the proposal. The motion
87 carried unanimously.

88

89 **Board Member Comments**

Board Member

90 The Board discussed the purchasing additional surf boards; installing a block wall at
91 the entrance of the parking lot; diaper changing station; new employee uniforms;
92 potentially renting out spaces in the parking lot for RV's and re-designing the
93 website.

94

95 Following discussion, it was the general consent of the Board to purchase a diaper
96 changing station and approve the purchase of new employee uniforms at a cost not to
97 exceed \$750.00.

98

99 **President's Comments**

President's Comments

100 No comments.

101

102 **Next Meeting**

Next Meeting

103 The next meeting of the Board of Directors will be May 9, 2016 at the Beach Club.

104

105 **Adjournment**

Adjournment

106 There being no further business to come before the Board it was the general consent
107 of the Board to adjourn the meeting at 8:45 p.m.

108

109 **Attest**

Attest

110

111

112

President

Secretary