

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
April 10, 2023**

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 April 10, 2023 at the club, 2771 N. El Camino Real, San
4 Clemente, CA 92672 and Zoom.us. President Kumi Elston called the Meeting to
5 order at 6:01 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 Allison Anawalt, Secretary
- 12 Diane Wenzel, Director
- 13 Cale Foreman, Director
- 14 Matt Rose, Director
- 15 Tobias Halbmaier, Director

16

17 **Directors Absent**

Directors Absent

- 18 Nate Brown, Director

19

20 **Also Attending**

Also Attending

- 21 Courtney Ekeberg, CMCA, Seabreeze Management Company

22

23 **Executive Session Meeting Matters**

Executive Session

24 In accordance with California Civil Code Section 4935(e), the Board of Directors
25 notes the following topics were discussed during an Executive Session held after this
26 General Session Meeting on April 10, 2023:

- 27 1. Approved the February 13, 2023 Executive Session Meeting Minutes.
- 28 2. Delinquency Review.

29

30 **Homeowner's Forum**

Homeowner's Forum

31 One (1) homeowner was in attendance and requested permission to have the
32 possibility of filming a home improvement television show (Christina on the Coast)
33 at the club (Christina and homeowner would review samples on the benches and
34 maybe exterior shots of the club or monument). Following discussion, a motion was

35 made by Hal Kolp and seconded by Matt Rose to approve the request. The motion
36 carried unanimously.

37

38 **Secretary’s Report**

Secretary’s Report

39 The Board of Directors reviewed the Minutes from the February 13, 2023 General
40 Session Meeting. Following review and discussion, a motion was made by Hal Kolp
41 and seconded by Cale Foreman to approve the Minutes as presented. The motion
42 carried unanimously.

43

44 **Treasurer’s Report**

Treasurer’s Report

45 The Board of Directors reviewed the February 22, 2023 and March 22, 2023
46 Financial Statements and Treasurer Hal Kolp’s report. Following review and
47 discussion, a motion was made by Cale Foreman and seconded by Tobias Halbmaier
48 to accept the Financial Statements subject to the Annual Audit. The motion carried
49 unanimously.

50

51 Civil Code 5502

52 A motion was made by Cale Foreman and seconded by Hal Kolp to approve the
53 semi-annual reserve contribution from the operating account to the reserve account
54 in the amount of \$32,380.00. The motion carried unanimously.

55

56 Merrill Lynch Certificate of Deposit (CD)

57 The Board of Directors reviewed Merrill Lynch’s CD rates as of March 28, 2023.
58 Following review and discussion, a motion was made by Matt Rose and seconded by
59 Tobias Halbmaier to give Hal Kolp the authority to purchase CD’s. The motion
60 carried unanimously.

61

62 Draft Audit

63 The Board of Directors reviewed the draft audit provided by Newman and
64 Associates, CPA. Following review and discussion, a motion was made by Hal Kolp
65 and seconded by Chris Wade to approve the draft audit as presented. The motion
66 carried unanimously.

67

68 Following discussion, a motion was made by Allison Anawalt and seconded by

69 Diane Wenzel to have \$450.00 in petty cash for club manager Tracey Edwards to
70 use for the recreational facility. The motion carried unanimously.

71

72 **Manager's Reports**

Managers Reports

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

75

76 Key Fob for Courts

77 Following review and discussion, a motion was made by Chris Wade and seconded
78 by Allison Anawalt to approve up to \$3,000.00 on adding a key fob system to the
79 courts and use Reserve Funds. The motion carried unanimously.

80

81 Willier Masonry Proposal

82 The Board of Directors reviewed the proposal in the amount of \$6,300.00 (\$5,500.00
83 to remove two (2) rows of damaged sandbags and install new ones and \$800.00 for
84 an additional row installed in the last installation). Following review and discussion,
85 a motion was made by Hal Kolp and seconded by Cale Foreman to approve the
86 proposal as presented and use Reserve funds. The motion carried unanimously.

87

88 San Clemente Nature-Based Coastal Resiliency Project Feasibility Study

89 The Board of Directors reviewed the proposed letter to be signed by the Board of
90 Directors if the club is interested in participating with the City's study. Following
91 review and discussion, a motion was made by Hal Kolp and seconded by Tobias
92 Halbmaier to participate in the study and sign the letter. The motion carried
93 unanimously.

94

95 **General Business**

General Business

96 **OC Lifeguard Contract**

97 The Board of Directors reviewed the contract in the amount of \$20,450.00.
98 Following review and discussion, a motion was made by Chris Wade and seconded
99 by Diane Wenzel to ratify the approval. The motion carried unanimously.

100

101 **Advanced Reserve Solutions Proposal**

102 The Board of Directors reviewed the proposal in the amount of \$700.00 for an

103 updated reserve study without a site visit. Following review and discussion, a motion
104 was made by Hal Kolp and seconded by Kumi Elston to approve the proposal as
105 presented. The motion carried unanimously.

106

107 **Parking Lot/AT&T Easement**

108 The Board of Directors reviewed their proposed easement. Following review and
109 discussion, it was the general consent of the Board of Directors to obtain clarification
110 on the exact location and bring this item back to the June meeting.

111

112 **Recreational Committee Calendar**

113 The Board of Directors reviewed the calendar. No action required.

114

115 **Next Meeting**

116 May 8, 2023 at 5:00 p.m. at Seabreeze Management Company, 1211 Puerta Del Sol,
117 Suite 120, San Clemente, CA 92673 and Zoom.us with Meeting ID: 892 9569 3057
118 and Passcode: 110809.

119

120 **Adjournment**

121 There being no further business to come before the Board of Directors, a motion was
122 made by Cale Foreman and seconded by Chris Wade to adjourn the meeting at 7:25
123 p.m. The motion carried unanimously.

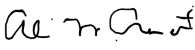
124

125 **SECRETARY’S CERTIFICATE**

126

127 I, Allison Anawalt, hereby certify that the foregoing is true and correct copy of the
128 approved General Session Minutes of the Board of Directors held on April 10, 2023.

129

DocuSigned by:

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130

6/13/2023

131

Secretary

Date

132

Next Meeting

Adjournment