

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
April 9, 2019**

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 9, 2019 at the San Clemente Shorecliffs Beach
4 Club. President Kumi Elston called the Meeting to order at 6:00 p.m. with a quorum
5 of Directors present.

6

7 **Directors Present**

Directors Present

8 Kumi Elston, President
9 Kurt Luebke, Vice President
10 Hal Kolp, Treasurer
11 Danny Werner, Secretary
12 Steve Elmer, Director
13 Frank Wilbur, Director
14 Diane Wenzel, Director
15 Chris Wade, Director

16

17 **Directors Absent**

Directors Absent

18 Dan Flynn, Director

19

20 **Also Attending**

Also Attending

21 Courtney Ekeberg, CMCA®, AMMCOR, Inc.

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 on April
26 9, 2019:

- 27 1. Approved the Executive Session Meeting Minutes.
28 3. Delinquency Review.

29

30 **Homeowner's Forum**

Homeowner Forum

31 No homeowners were present.

32

33 **Secretary's Report**

Secretary's Report

34 The Board of Directors reviewed the Minutes from the March 12, 2019 General
35 Session Meeting. Following review and discussion, a motion was made by Hal Kolp
36 and seconded by Steve Elmer to approve the Minutes as presented. The motion
37 carried unanimously.

38

39 **Treasurer's Report**

Treasurer's Report

40 The Board of Directors reviewed the March 22, 2019 Financial Statements.
41 Following review and discussion, a motion was made by Danny Werner and
42 seconded by Kurt Luebke to accept the Financial Statements subject to the Annual
43 Audit. The motion carried unanimously.

44

45 **Resolution to Add an Item to the Agenda for Immediate Action**

Add an Item

46 A motion was made by Danny Werner and seconded by Kurt Luebke to add to the
47 Agenda the draft Audit. The motion carried unanimously.

48

49 **Draft Audit**

Draft Audit

50 The Board of Directors reviewed the draft audit submitted by Newman &
51 Associates, CPA, PC. Following review and discussion, a motion was made by
52 Diane Wenzel and seconded by Steve Elmer to approve the Audit as presented. The
53 motion carried unanimously.

54

55 **Manager's Reports**

Managers Reports

56 Arika Ferguson was not in attendance but provided Board of Directors with her
57 report. No action required.

58

59 **Committee Reports**

Committee Reports

60 **Coastal Hazard/Erosion Control Update**

Coastal Hazard

61 No new business reported.

62

63 **Social Media Committee**

Social

64 No new business reported.

65

66 **Recreation Committee**

Recreation

67 The Board of Directors discussed the Easter Event scheduled for April 20, 2019
68 between 10:00 a.m. and 2:00 p.m. No action required.

69

70 **Maintenance & Repair Committee**

Maintenance

71 Steve Elmer provided the Board of Directors with an update/report. Following
72 discussion, it was the general consent of the Board of Directors to add to the May
73 Agenda the clubhouse flooring and deck railing proposals.

74

75 **General Business**

General Business

76 **Federal Emergency Management Agency (FEMA) Meeting Update**

FEMA Meeting

77 Diane Wenzel provided the Board of Directors with an update/overview regarding
78 the FEMA Meeting she attended. No action required

79

80 **Ethics Policy**

Ethics Policy

81 The Board of Directors held a discussion regarding the Ethics Policy. No action
82 required.

83

84 **Advanced Reserve Solutions Proposal**

Reserve Study

85 The Board of Directors reviewed and discussed the Reserve Study proposal.
86 Following review and discussion, a motion was made by Hal Kolp and seconded by
87 Steve Elmer to approve the proposal in the amount of \$700.00 for an updated study.
88 The motion carried unanimously.

89

90 **Clubhouse Reservation Agreement**

Clubhouse Reservation E

91 The Board of Directors reviewed and discussed the Clubhouse Reservation
92 Agreement. Following review and discussion, a motion was made by Hal Kolp and
93 seconded by Diane Wenzel to amend the agreement to state that if a cancellation is
94 made within ten (10) days of the reservation, you will lose the deposit. The motion
95 carried with seven (7) yes votes with Steve Elmer abstaining.

96

97 **Next Meeting**

Next Meeting

98 The next meeting of the Board of Directors will be May 14, 2019 at 6:00 p.m. at the
99 Beach Club.

100

101 **Adjournment**
102 There being no further business to come before the Board, it was the general consent
103 of the Board to adjourn the meeting at 7:13 p.m.

Adjournment

104

105 **Attest**

Attest

106

107

108

President

Secretary