

**San Clemente Shorecliffs Beach Club Association  
General Session Meeting Minutes  
November 14, 2022**

Upon due notice, given and received, the Board of Directors of the San Clemente Shorecliffs Beach Club Association held their regularly scheduled Board of Directors Meeting on Monday, November 14, 2022 at the club, 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom.us. President Kumi Elston called the Meeting to order at 7:00 p.m. with a quorum of Directors present.

**Directors Present**

Kumi Elston, President  
Hal Kolp, Treasurer  
Danny Werner, Secretary  
Allison Anawalt, Director (*arrived at 7:38 p.m.*)  
Nate Brown, Director  
Tobias Halbmaier, Director  
Dan Flynn, Director  
Diane Wenzel, Director

**Directors Absent**

Chris Wade, Vice President

**Also Attending**

Club Manager Tracey Edwards  
Two (2) homeowners  
Courtney Ekeberg, CMCA®, Ammcor

**Executive Session Meeting Matters**

In accordance with California Civil Code Section 4935(e), the Board of Directors notes the following topics were discussed during an Executive Session held after this General Session Meeting on November 14, 2022:

1. Approved the October 10, 2022 Executive Session Meeting Minutes.
2. Delinquency Review.
3. Employee Relations.
4. Legal.

**Homeowner's Forum**

Directors Present

Directors Absent

Also Attending

Executive Session

Homeowner's Forum

One (1) homeowner was in attendance and discussed her request to rent the club for a 21<sup>st</sup> birthday party.

### **Secretary's Report**

The Board of Directors reviewed the Minutes from the October 10, 2022 General Session Meeting. Following review and discussion, a motion was made by Hal Kolp and seconded by Diane Wenzel to approve the Minutes as presented. The motion carried unanimously.

### **Treasurer's Report**

The Board of Directors reviewed the October 22, 2022 Financial Statements and reports provided by Treasurer Hal Kolp's report. Following review and discussion, a motion was made by Danny Werner and seconded by Tobias Halbmaier to accept the Financial Statements subject to the Annual Audit. The motion carried unanimously.

The Board of Directors reviewed Civil Code 5502 authorizing the semi-annual reserve contribution from the operating to the reserve account in the amount of \$28,600.00. Following review and discussion, a motion was made by Hal Kolp and seconded by Kumi Elson to ratify the approval. The motion carried unanimously.

### **2023 Draft Budget**

The Board of Directors reviewed the 2023 draft budget. Following review and discussion, a motion was made by Diane Wenzel and seconded by Kumi Elston to approve the budget with a \$30.00 increase, bringing the 2023 assessment to \$470.00 a home. The motion carried with six (6) yes votes, with Danny Werner abstaining.

The Board of Directors discussed providing the homeowners with an option to split their 2023 assessment into two (2) payments: 1) Pay the \$470.00 assessment in full by the due date of January 15, 2023 to avoid any fees. 2) Pay \$260.00 by January 15, 2023 (\$235.00 in assessments and a \$25.00 collection fee) and the assessment balance of \$235.00 by May 29, 2023. Following review and discussion, a motion was made by Danny Werner and seconded by Tobias Halbmaier to have Kumi

Secretary's Report

Treasurer's Report

2023 Draft Budget

68 Elston and Hal Kolp work with Ammcor to accomplish this request. The motion  
69 carried unanimously.

70

71 **Manager's Reports**

Managers Reports

72 Club Manager Tracey Edwards provided the Board of Directors with her report. No  
73 action required.

74

75 **General Business**

General Business

76 **Private Party Request**

Private Party Request

77 The Board of Directors discussed the homeowners request to have a 21<sup>st</sup> birthday  
78 party at the club. Following review and discussion, a motion was made by Kumi  
79 Elston and seconded by Hal Kolp to deny the request. The motion carried  
80 unanimously.

81

82 **Security**

Security

83 The Board of Directors discussed the unwanted visitors in the parking lot and club  
84 over the past few months. No action required.

85

86 **Holiday Lighting**

Holiday Lighting

87 The Board of Directors discussed adding holiday lighting for the season. Following  
88 discussion, a motion was made by Danny Werner and seconded by Tobias  
89 Halbmaier to approve up to \$1,800.00 for holiday light installation. The motion  
90 carried unanimously.

91

92 **Next Meeting**

Next Meeting

93 January 9, 2023 at 7:00 p.m. at the Beach Club, 2771 N. El Camino Real, San  
94 Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569 3057 and Passcode:  
95 110809.

96

97 **Adjournment**

Adjournment

98 There being no further business to come before the Board of Directors, a motion was  
99 made by Hal Kolp and seconded by Allison Anawalt to adjourn the meeting at 8:18  
100 p.m. The motion carried unanimously.

101

102

**Attest**

**Attest**

103

104

105

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President

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Secretary