

San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
July 21, 2025

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 July 21, 2025 at the club, 2771 N. El Camino Real, San
4 Clemente, CA 92672 and Zoom. President Kumi Elston called the Meeting to order
5 at 6:00 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 Alison Anawalt, Secretary (*left at 6:30 p.m.*)

12 Diane Wenzel, Director

13 Matt Rose, Director

14 Tobias Halbmaier, Director

15 Frank Wilbur, Director

16 Cale Foreman, Director

17

18 **Directors Absent**

Directors Absent

19 None

20

21 **Also Attending**

Also Attending

22 Five (5) homeowners

23 Club Manager Tracey Edwards

24 Courtney Ekeberg, CMCA, Seabreeze Management Company

25

26 **Executive Session Meeting Matters**

Executive Session

27 In accordance with California Civil Code Section 4935(e), the Board of Directors
28 notes the following topics were discussed during an Executive Session held after this
29 General Session Meeting on July 21, 2025:

30 1. Approved the May 19, 2025 Executive Session Meeting Minutes.

31 2. Delinquency Review.

32 3. Legal.

33

34 **Homeowner's Forum**

Homeowner's Forum

35 Five (5) homeowners were in attendance and made comments to the Board of
36 Directors.

37

38 **Secretary's Report**

Secretary's Report

39 The Board of Directors reviewed the May 19, 2025 General Session Meeting
40 Minutes. Following review and discussion, a motion was made by Cale Foreman
41 and seconded by Frank Wilbur 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 May 2025 and June 2025 Financial Statements and
46 Treasurer Hal Kolp's reports. Following review and discussion, a motion was made
47 by Chris Wade and seconded by Cale Foreman to acknowledge receipt and review of
48 the financial statements and reconciled bank statements presented, subject to
49 audit/review by a CPA at fiscal year-end. The motion carried unanimously.

50

51 **Club Manager's Report**

Managers Reports

52 The Board of Directors reviewed Club Manager Tracey Edwards report. No action
53 required.

54

55 **General Business**

General Business

56 **Pickleball Tournament Update**

57 Director Diane Wenzel provided an update on the progress of organizing the October
58 4, 2025 Pickleball Tournament. Following discussion, it was the general consent of
59 the Board of Directors to change the date to either October 10, 2025 or October 11,
60 2025, follow a double elimination format with 10-minute games, featuring member
61 and guest teams, which will be limited to a maximum of 52 players, between the
62 hours of 9:00 a.m. and 4:30 p.m.

63

64 Following discussion, a motion was made by Hal Kolp and seconded by Frank
65 Wilbur to create an Ad-Hoc Pickleball Tournament Committee with Members Diane
66 Wenzel, Cale Foreman, Tobias Halbmaier and Chassidy Ritter. The motion carried
67 unanimously.

68

Labarre/Oksnee Insurance proposal

The Board of Directors reviewed the insurance renewal submitted by Labarre/Oksnee Insurance in the amount of \$20,999.33. Following review and discussion, a motion was made by Chris Wade and seconded by Cale Foreman to approve the proposal/renewal as presented. The motion carried unanimously.

Newman, HOA CPA proposal

The Boad of Directors reviewed the proposal in the amount of \$1,700.00 submitted by Newman HOA, CPA for the 2025 audit and tax preparation and fling. Following review and discussion, a motion was made by Cale Foreman and seconded by Kumi Elston to approve the proposal/engagement letter as presented. The motion carried unanimously.

Vandalized Courts

The Board of Directors discussed the incident that occurred on July 15, 2025, in which three teenagers were seen on camera vandalizing the court fences. Following review and discussion, a motion was made by Frank Wilbur and seconded by Cale Foreman to have the Club Manager follow up with the administration at San Clemente High School to identify the individuals involved and move forward with contacting the parents. The motion carried unanimously.

Orange County Fence Company proposal

The Board of Directors reviewed the proposals submitted by Orange County Fence Company to repair the chain link fence and posts for Phase 2 (top of wall and south property line) in the amount of \$10,886.00 and Phase 3 (courts) in the amount of \$19,632.00. Following review and discussion, it was the general consent of the Board of Directors to table this item to the next meeting.

New Computer Update

The computer has been installed.

Credit Card Transactions at the Club

The Board of Directors discussed signing up with a credit card processing company, to enable residents to make purchases from the Swag Shack and for food and drinks.

Following discussion, a motion was made by Chris Wade and seconded by Matt Rose to sign up for a Square Up account and purchase a transaction machine at a cost of \$299.00 plus tax. The motion carried unanimously.

Resolution to Lien: 570002348812, 570002348278, 570002349167, 570002349303

The Board of Directors discussed recording a lien on account 570002348812, 570002348278, 570002349167 and 570002349303. Following discussion, a motion was made by Hal Kop and seconded by Frank Wilbur to approve the recording of the liens, with the condition that a lien will only be recorded on account 570002348812 if payment is not received by July 25, 2025. The motion carried unanimously.

Next Meeting

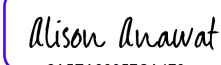
September 15, 2025 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom with Meeting ID: 892 9569 3057 and Passcode: 110809.

Adjournment

There being no further business to come before the Board of Directors, a motion was made by Chris Wade and seconded by Diane Wenzel to adjourn the meeting at 6:48 p.m. The motion carried unanimously.

SECRETARY'S CERTIFICATE

I, Alison Anawalt, hereby certify that the foregoing is true and correct copy of the approved General Session Minutes of the Board of Directors held on July 21, 2025.

Signed by:  2A5EA39957CA479...	9/16/2025
Secretary	Date

Next Meeting

Adjournment