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

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 July 21, 2025 at the club, 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom. President Kumi Elston called the Meeting to order at 6:00 p.m. with a quorum of Directors present.

Directors Present

Kumi Elston, President
Chris Wade, Vice President
Hal Kolp, Treasurer
Alison Anawalt, Secretary *(left at 6:30 p.m.)*
Diane Wenzel, Director
Matt Rose, Director
Tobias Halbmaier, Director
Frank Wilbur, Director
Cale Foreman, Director

Directors Absent

None

Also Attending

Five (5) homeowners
Club Manager Tracey Edwards
Courtney Ekeberg, CMCA, Seabreeze Management Company

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 July 21, 2025:

1. Approved the May 19, 2025 Executive Session Meeting Minutes.
2. Delinquency Review.
3. Legal.

Homeowner's Forum

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

Secretary's Report

Secretary's Report

The Board of Directors reviewed the May 19, 2025 General Session Meeting Minutes. Following review and discussion, a motion was made by Cale Foreman and seconded by Frank Wilbur to approve the Minutes as presented. The motion carried unanimously.

Treasurer's Report

Treasurer's Report

The Board of Directors reviewed May 2025 and June 2025 Financial Statements and Treasurer Hal Kolp's reports. Following review and discussion, a motion was made by Chris Wade and seconded by Cale Foreman to acknowledge receipt and review of the financial statements and reconciled bank statements presented, subject to audit/review by a CPA at fiscal year-end. The motion carried unanimously.

Club Manager's Report

Managers Reports

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

General Business

General Business

Pickleball Tournament Update

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

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

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

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

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:
Alison Anawat
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9/16/2025

Secretary | Date