

**San Clemente Shorecliffs Beach Club Association  
General Session Meeting Minutes  
June 10, 2024**

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 June 10, 2024 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 6:00 p.m. with a quorum of Directors present.

6

7 **Directors Present**

Directors Present

8 Kumi Elston, President  
9 Chris Wade, Vice President  
10 Matt Rose, Director  
11 Cale Foreman, Director  
12 Frank Wilbur, Director  
13 Diane Wenzel, Director

14

15 **Directors Absent**

Directors Absent

16 Hal Kolp, Treasurer  
17 Alison Anawalt, Secretary  
18 Tobias Halbmaier, Director

19

20 **Also Attending**

Also Attending

21 Three (3) homeowners  
22 Club Manager Tracey Edwards  
23 Courtney Ekeberg, CMCA, Seabreeze Management Company

24

25 **Executive Session Meeting Matters**

Executive Session

26 In accordance with California Civil Code Section 4935(e), the Board of Directors  
27 notes the following topics were discussed during an Executive Session held after this  
28 General Session Meeting on June 10, 2024:

- 29 1. Approved the April 15, 2024 Executive Session Meeting Minutes.  
30 2. Delinquency Review.  
31 3. Legal.

32

33 **Homeowner's Forum**

Homeowner's Forum

34 Three (3) homeowners were in attendance and no comments were made to the Board  
35 of Directors.

36

37 **Secretary's Report**

Secretary's Report

38 The Board of Directors reviewed the Minutes from the April 15, 2024 General  
39 Session Meeting. Following review and discussion, a motion was made by Cale  
40 Foreman and seconded by Chris Wade to approve the Minutes as presented. The  
41 motion carried unanimously.

42

43 The Board of Directors reviewed the Minutes from the April 29, 2024 General  
44 Session Meeting. Following review and discussion, a motion was made by Frank  
45 Wilbur and seconded by Cale Foreman to approve the Minutes as presented. The  
46 motion carried unanimously.

47

48 **Treasurer's Report**

Treasurer's Report

49 The Board of Directors reviewed March 2024 and April 2024 Financial Statements  
50 and Treasurer Hal Kolp's report. Following review and discussion, a motion was  
51 made by Frank Wilbur and seconded by Matt Rose to accept the Financial  
52 Statements subject to the Annual Audit. The motion carried unanimously.

53

54 **Manager's Reports**

Managers Reports

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

57

58 **General Business**

General Business

59 **Insurance Renewal**

60 The Board of Directors reviewed the correspondence regarding the a 25% or more  
61 increase in the Directors and Officers policy and insurance broker LaBarre/Oksnee  
62 Insurance will be shopping around for the best rates for the August 5, 2024 renewal  
63 package. Following review and discussion, a motion was made by Chris Wade and  
64 seconded by Diane Wenzel to give Kumi Elston the authority to approve the insurance  
65 renewal. The motion carried unanimously.

66

67 **Rental Fees**

68 The Board of Directors reviewed and discussed the current rental fees and deposits:  
69 1-50 guests \$300.00 fee and \$250.00 deposit, 51-75 guests \$400.00 fee and \$350.00  
70 deposit, 75-150 guests \$500.00 fee and \$500.00 deposit and for a wedding a  
71 \$2,000.00 fee and \$2,000.00 deposit. Following review and discussion, a motion was  
72 made by Diane Wenzel and seconded by Chris Wade to change the 1-50 guests to a  
73 \$500.00 fee and \$350.00 deposit, 51-75 guests to a \$650.00 fee and \$500.00 deposit,  
74 75-150 guests to a \$800.00 fee and \$700.00 deposit and for a wedding a \$4,000.00  
75 fee and \$4,000.00. The motion carried unanimously.

76

### 77 **Ongoing Court Maintenance**

78 The Board of Directors discussed who they could generate revenue to pay for the court  
79 maintenance. Following discussion, it was the general consent of the Board of  
80 Directors to table this item and bring it back for discussion at the next meeting.

81

### 82 **Long Term Erosion Control**

83 Matt Rose and Tracey Edwards provided a presentation of the product Trap Bags,  
84 which could be an alternative to the Defencells. Following discussion, it was the  
85 general consent of the Board of Directors to table this item.

86

### 87 **Ratify Audit (Newman HOA, CPA)**

88 The Board of Directors reviewed the audit, prepared by Newman HOA, CPA.  
89 Following review and discussion, a motion was made by Chris Wade and seconded by  
90 Cale Foreman to ratify the approval. motion carried unanimously.

91

### 92 **Next Meeting**

93 August 12, 2024 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N. El  
94 Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569  
95 3057 and Passcode: 110809.

96

### 97 **Adjournment**

Next Meeting

Adjournment

98 There being no further business to come before the Board of Directors, a motion was  
99 made by Cale Foreman and seconded by Matt Rose to adjourn the meeting at 7:26  
100 p.m. The motion carried unanimously.

101

