

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
November 6, 2023**

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 November 6, 2023 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 Hal Kolp, Treasurer
- 11 Alison Anawalt, Secretary
- 12 Diane Wenzel, Director
- 13 Cale Foreman, Director
- 14 Matt Rose, Director
- 15 Tobias Halbmaier, Director
- 16 Nate Brown, Director

17

18 **Directors Absent**

Directors Absent

19 None

20

21 **Also Attending**

Also Attending

- 22 14 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 November 6, 2023:

- 30 1. Approved the September 11, 2023 Executive Session Meeting Minutes.
- 31 2. Delinquency Review.
- 32 3. Personnel Matters.

33

34 **Homeowner's Forum**

Homeowner's Forum

35 14 homeowners were in attendance and made comments to the Board of Directors.

36

37 **Secretary's Report**

Secretary's Report

38 The Board of Directors reviewed the Minutes from the September 11, 2023 General
39 Session Meeting. Following review and discussion, a motion was made by Cale
40 Foreman and seconded by Hal Kolp to approve the Minutes as presented. The
41 motion carried unanimously.

42

43 **Treasurer's Report**

Treasurer's Report

44 Financials

45 The Board of Directors reviewed the August 2023 and September 2023 Financial
46 Statements and Treasurer Hal Kolp's report. Following review and discussion, a
47 motion was made by Chris Wade and seconded by Nate Brown to accept the
48 Financial Statements subject to the Annual Audit. The motion carried unanimously.

49

50 2024 Draft Budget

51 The Board of Directors reviewed the draft budget (\$20.00 increase, bringing the
52 2024 yearly assessment to \$490.00). Following review and discussion, a motion was
53 made by Chris Wade and seconded by Cale Foreman to approve the budget. The
54 motion carried unanimously.

55

56 **Manager's Reports**

Managers Reports

57 Club Manager Tracey Edwards provided the Board of Directors with her report with
58 the following action taken:

59

60 Country Western Event

61 The Board of Directors discussed the upcoming event. Following discussion, it was
62 the general consent of the Board of Directors to approve two (2) hours of teaching
63 country line dancing on January 20, 2024.

64

65 Updated Rental Agreement

66 The Board of Directors reviewed the updated rental agreement (clarifies the
67 exceptions, time slots, rates and added the Board of Directors reserves the right to

68 refuse any reservation). Following review and discussion, it was the general consent
69 of the Board of Directors to approve the agreement as presented.

70

71 **Big John Grills & Rotisseries Proposal**

72 The Board of Directors reviewed the proposal in the amount of \$10,750.00 for four
73 (4) barbeques. Following review and discussion, a motion was made by Chris Wade
74 and seconded by Cale Foreman to approve up the proposal and add one (1) griddle
75 for an additional cost of \$175.00. The motion carried unanimously.

76

77 **General Business**

General Business

78 **2023 Taxes and Audit Proposal**

79 The Board of Directors reviewed the proposals submitted by Newman Certified
80 Public Accountant (\$1,500.00), Owens, Moskowitz and Associates (\$2,100.00) and
81 the correspondence from Inouye, Shively, Klatt & McCorvey CPA declining
82 submitting a proposal for the 2023 audit and tax preparation and filing. Following
83 review and discussion, a motion was made by Chris Wade and seconded by Tobias
84 Halbmaier to approve the proposal with Newman Certified Public Accountant. The
85 motion carried unanimously.

86

87 **Next Meeting**

Next Meeting

88 January 8, 2024 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N. El
89 Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569
90 3057 and Passcode: 110809.

91

92 **Adjournment**

Adjournment

93 There being no further business to come before the Board of Directors, a motion was
94 made by Hal Kolp and seconded by Kumi Elston to adjourn the meeting at 7:13 p.m.
95 The motion carried unanimously.

96

97

SECRETARY'S CERTIFICATE

98

99 I, Allison Anawalt, hereby certify that the foregoing is true and correct copy of the
100 approved General Session Minutes of the Board of Directors held on November 6,
101 2023.

102

103

104 Secretary

Date

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