

San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
May 19, 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 May 19, 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 6:03 p.m. with a quorum of Directors present.

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7 **Directors Present**

Directors Present

8 Kumi Elston, President
9 Hal Kolp, Treasurer
10 Diane Wenzel, Director
11 Matt Rose, Director
12 Tobias Halbmaier, Director
13 Frank Wilbur, Director

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15 **Directors Absent**

Directors Absent

16 Chris Wade, Vice President
17 Alison Anawalt, Secretary
18 Cale Foreman, Director

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20 **Also Attending**

Also Attending

21 One (1) homeowner
22 Club Manager Tracey Edwards
23 Courtney Ekeberg, CMCA, Seabreeze Management Company

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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 May 19, 2025:

- 29 1. Approved the April 21, 2025 Executive Session Meeting Minutes.
30 2. Delinquency Review.

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32 **Homeowner's Forum**

Homeowner's Forum

33 One (1) homeowner was in attendance and made no comments.

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35 **Secretary's Report**

Secretary's Report

36 The Board of Directors reviewed the April 21, 2025 General Session Meeting
37 Minutes. Following review and discussion, a motion was made by Hal Kolp and
38 seconded by Matt Rose to approve the Minutes as presented. The motion carried
39 unanimously.

41 **Treasurer's Report**

Treasurer's Report

42 The Board of Directors reviewed April 2025 Financial Statement and Treasurer Hal
43 Kolp's report. Following review and discussion, a motion was made by Diane
44 Wenzel and seconded by Frank Wilbur to acknowledge receipt and review of the
45 financial statements and reconciled bank statements presented, subject to
46 audit/review by a CPA at fiscal year-end. The motion carried unanimously.

48 **Club Manager's Report**

Managers Reports

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

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52 Long term erosion solution/discussion

53 Club Manager Tracey Edwards and the Board of Directors discussed the significant
54 sand loss that has occurred over the past two (2) years. No action required.

56 **General Business**

General Business

57 **Pickleball Tournament Update**

58 Director Diane Wenzel provided an update on the progress of organizing a Fall
59 Pickleball Tournament. Following discussion, it was the general consent of the Board
60 of Directors to schedule the tournament for October 4, 2025 and table this item to the
61 next Board Meeting.

63 **2026 Lifeguard Update**

64 The Board of Directors discussed hiring a lifeguard for July 4th and Labor Day.
65 Following discussion, a motion was made by Hal Kolp and seconded by Frank
66 Wilbur to approve up to \$1,500.00 on hiring a lifeguard for the 4th of July and Labor
67 Day. The motion carried unanimously. It is be noted that the County will have a
68 lifeguard to the right of the club.

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70 **BMI and ASCAP Licensing**

71 The Board of Directors reviewed the proposal/licensing from BMI (Broadcast
72 Music, Inc.) in the amount of \$ 236.50 and ASCAP (American Society of
73 Composers, Authors and Publishers) in the amount of \$154.00, per year. Following
74 review and discussion, a motion was made by Frank Wilbur and seconded by Matt
75 Rose to approve the proposals/licensing. The motion carried unanimously.

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77 **Windows 10 Computer**

78 The Board of Directors discussed replacing the Windows 10 computer, as Microsoft
79 will end technical support, feature updates, and security updates after October 14,
80 2025. Following discussion, a motion was made by Frank Wilbur and seconded by
81 Matt Rose to approve up to \$1,000.00 on a new computer. The motion carried
82 unanimously.

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84 **Next Meeting**

Next Meeting

85 July 21, 2025 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N. El
86 Camino Real, San Clemente, CA 92672 and Zoom with Meeting ID: 892 9569 3057
87 and Passcode: 110809.

88

89 **Adjournment**

Adjournment

90 There being no further business to come before the Board of Directors, a motion was
91 made by Hal Kolp and seconded by Diane Wenzel to adjourn the meeting at 6:43
92 p.m. The motion carried unanimously.

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SECRETARY'S CERTIFICATE

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96 I, Alison Anawalt, hereby certify that the foregoing is true and correct copy of the
97 approved General Session Minutes of the Board of Directors held on May 19, 2025.

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Secretary	Signed by: Alison Anawalt 2A5EA39957CA479...	Date	7/25/2025
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