

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
April 15, 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 April 15, 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 Hal Kolp, Treasurer

10 Alison Anawalt, Secretary

11 Matt Rose, Director (*arrived at 6:07 p.m.*)

12 Cale Foreman, Director

13 Frank Wilbur, Director

14 Diane Wenzel, Director (*arrived at 6:11 p.m.*)

15 Tobias Halbmaier, Director

16

17 **Directors Absent**

Directors Absent

18 Chris Wade, Vice President

19

20 **Also Attending**

Also Attending

21 Six (6) 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 April 15, 2024:

29 1. Approved the March 11, 2024 Executive Session Meeting Minutes.

30 2. Delinquency Review.

31 3. Legal.

32

33 **Homeowner's Forum**

Homeowner's Forum

34 Six (6) homeowners were in attendance and made comments to the Board of
35 Directors.

36

37 **Secretary's Report**

Secretary's Report

38 The Board of Directors reviewed the Minutes from the March 11, 2024 General
39 Session Meeting. Following review and discussion, a motion was made by Hal Kolp
40 and seconded by Cale Foreman to approve the Minutes as presented. The motion
41 carried unanimously.

42

43 **Treasurer's Report**

Treasurer's Report

44 The Board of Directors reviewed February 2024 Financial Statements and Treasurer
45 Hal Kolp's report. Following review and discussion, a motion was made by Cale
46 Foreman and seconded by Alison Anawalt to accept the Financial Statements subject
47 to the Annual Audit. The motion carried unanimously.

48

49 **Manager's Reports**

Managers Reports

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

52

53 **General Business**

General Business

54 **Draft Audit (*Newman HOA, CPA*)**

55 The draft audit was not available at the time of the meeting. Following review and
56 discussion, a motion was made by Kumi Elston and seconded by Cale Foreman to give
57 Hal Kolp the authority to sign the Representation Letter and ratify the approval at the
58 June meeting. motion carried unanimously.

59

60 **City's Coastal Resiliency Study and Coastal Strategic Plan update**

61 Diane Wenzel provided the Board of Directors with an update the City's Coastal
62 Resiliency Study and Coastal Strategic Plan. No action required.

63

64 **Maintenance Committee**

65 Maintenance Items Report

66 The Board of Directors reviewed the list of repair/maintenance/replacement items
67 the committee has completed, and items still pending. No action required.

68

69 **Year-Round Exterior Lighting proposal**

70 The Board of Directors reviewed the proposals submitted by Trimlight South OC
71 (\$5,572.00) and The Holiday Decorating Company (\$3,225.00) to add exterior year-
72 round lighting. Following review and discussion, it was the general consent of the
73 Board of Directors to table this item to the next meeting and have the committee
74 obtain additional information regarding the lighting specifications.

75

76 **Painting proposal**

77 The Board of Directors reviewed the proposals submitted by Precision Construction
78 & Painting (\$35,400.00), Painting Unlimited (\$50,300.00), South OC Paint Repair &
79 Maintenance (\$33,638.00), and the Behr Paint specification. Following review and
80 discussion, it was the general consent of the Board of Directors to table this item to
81 the next Board Meeting and only review the exterior clubhouse painting proposals.

82

83 **Court proposals**

84 Resurface

85 The Board of Directors reviewed the proposals to resurface the courts submitted by
86 TD Sports Commercial (\$20,400.00), Sports Surfaces (\$16,528.00) and Ferandell
87 Tennis Courts, Inc. (\$28,825.00). Following review and discussion, it was the
88 general consent of the Board of Directors to have TD Sports Commercial provide an
89 updated contract (price was only valid for 7 days) and forward to counsel for review.

90

91 Repair

92 The Board of Directors reviewed the proposals to repair the courts submitted by
93 Sports Surfaces (\$10,400.00), Sports West Construction (\$8,600.00) and Ferandell
94 Tennis Courts, Inc. (denied providing a proposal). Following review and discussion,
95 it was the general consent of the Board of Directors to deny the proposals.

96

97 **Rental Fees**

98 The Board of Directors tabled this item to the June meeting.

99

100 **Next Meeting**

Next Meeting

101 April 29, 2024 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N. El
102 Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569
103 3057 and Passcode: 110809.

104

105 **Adjournment**

106 There being no further business to come before the Board of Directors, a motion was
107 made by Cale Foreman and seconded by Hal Kolp to adjourn the meeting at 7:40 p.m.
108 The motion carried unanimously.

109

110 **SECRETARY'S CERTIFICATE**

111

112 I, Alison Anawalt, hereby certify that the foregoing is true and correct copy of the
113 approved General Session Minutes of the Board of Directors held on April 15, 2024.

114

115

116 _____
Secretary

_____ Date

117

Adjournment