

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
September 11, 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 September 11, 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 Allison Anawalt, Secretary (*arrived at 6:09 p.m.*)
- 12 Diane Wenzel, Director
- 13 Cale Foreman, Director
- 14 Matt Rose, Director
- 15 Tobias Halbmaier, Director
- 16 Nate Brown, Director (*arrived at 6:42 p.m.*)

17

18 **Directors Absent**

Directors Absent

19 None

20

21 **Also Attending**

Also Attending

- 22 One (1) homeowner
- 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 September 11, 2023:

- 30 1. Approved the June 12, 2023 Executive Session Meeting Minutes.
- 31 2. Delinquency Review.

32

33 **Homeowner's Forum**

Homeowner's Forum

34 One (1) homeowner was in attendance and no topics were discussed.

35

36 **Secretary’s Report**

Secretary’s Report

37 The Board of Directors reviewed the Minutes from the June 12, 2023 General
38 Session Meeting. Following review and discussion, a motion was made by Hal Kolp
39 and seconded by Cale Foreman to approve the Minutes as presented. The motion
40 carried unanimously.

41

42 **Treasurer’s Report**

Treasurer’s Report

43 The Board of Directors reviewed the June 22, 2023 and July 22, 2023 Financial
44 Statements and Treasurer Hal Kolp’s report. Following review and discussion, a
45 motion was made by Chris Wade and seconded by Matt Rose to accept the Financial
46 Statements subject to the Annual Audit. The motion carried unanimously.

47

48 **Manager’s Reports**

Managers Reports

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

51

52 Defencell Proposal

53 The Board of Directors discussed purchasing 24 Defencell bags (12-DC1 and 12-
54 DC2). Following review and discussion, a motion was made by Hal Kolp and
55 seconded by Cale Foreman to approve up to \$8,000.00 on new Defencells. The
56 motion carried unanimously.

57

58 Emergency Repairs

59 It is to be noted that the association needed to replace four (4) panels for the gas
60 barbeque, due to vandalism.

61

62 Country Line Dancing Event

63 The Board of Directors discussed adding a country line dancing event with a dance
64 teacher at a cost of \$150.00 an hour. Following discussion, it was the general
65 consent of the Board of Directors to approve a two (2) hour event in November.

66

67 **General Business**

General Business

68 **Newman HOA, CPA Proposal**

69 The Board of Directors reviewed the proposal in the amount of \$1,500.00 for the
70 2023 audit and tax preparation and filing. Following review and discussion, it was
71 the general consent of the Board of Directors to obtain an additional proposal.

72

73 **Resolution to Lien**

74 A motion was made by Chris Wade and seconded by Tobias Halbmaier to lien
75 account 2348087, 2350444 and 2351663. The motion carried unanimously.

76

77 **Homeowner Correspondence**

78 The Board of Directors reviewed the correspondence. No action required.

79

80 **Clubhouse and Grounds**

81 Parking Lot/A&T

82 The Board of Directors reviewed the correspondence from the AT&T contractor.
83 Following review and discussion, a motion was made by Hal Kolp and seconded by
84 Cale Foreman to proceed with option 1 with the condition that it is only going from
85 the box to the Palm tree and it's put back in its original condition and confirm that
86 option 2 is off the table. The motion carried unanimously.

87

88 Lifeguards

89 The Board of Directors discussed the lifeguard's request to have a lockbox with the
90 key fob in it. Following review and discussion, it was the general consent of the
91 Board of Directors to approve this request.

92

93 **Next Meeting**

94 November 6, 2023 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N.
95 El Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569
96 3057 and Passcode: 110809.

97

98 **Adjournment**

Next Meeting

Adjournment

99 There being no further business to come before the Board of Directors, a motion was
100 made by Hal Kolp and seconded by Cale Foreman to adjourn the meeting at 6:47 p.m.
101 The motion carried unanimously.

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SECRETARY'S CERTIFICATE

I, Allison Anawalt, hereby certify that the foregoing is true and correct copy of the approved General Session Minutes of the Board of Directors held on September 11, 2023.

 <small>2A5EA39957CA479...</small>	11/7/2023
Secretary	Date