

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
May 9, 2022**

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 Monday, May 9, 2022 at the Beach Club, 2771 N. El Camino
4 Real, San Clemente, CA 92672 and Zoom.us. President Kumi Elston called the
5 Meeting to order at 7:03 p.m. with a quorum of Directors present.

6

7 **Directors Present**

8 Kumi Elston, President

9 Hal Kolp, Treasurer

10 Dan Flynn, Director

11 Diane Wenzel, Director

12 Tobias Halbmaier, Director

13

14 **Directors Absent**

15 Chris Wade, Vice President

16 Danny Werner, Secretary

17 Allison Anawalt, Director

18 Nate Brown, Director

19

20 **Also Attending**

21 Club Manager Tracey Edwards

22 One (1) homeowner

23 Courtney Ekeberg, CMCA®, Ammcor

24

25 **Executive Session Meeting Matters**

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 9, 2022:

29 1. Approved the March 14, 2022 Executive Session Meeting Minutes.

30 2. Delinquency Review.

31

32 **Homeowner's Forum**

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

34

Directors Present

Directors Absent

Also Attending

Executive Session

Homeowner's Forum

35 **Secretary's Report**

36 The Board of Directors reviewed the Minutes from the March 14, 2022 General
37 Session Meeting. Following review and discussion, a motion was made by Hal Kolp
38 and seconded by Dan Flynn to approve the Minutes as presented. The motion
39 carried unanimously.

40
41 **Treasurer's Report**

42 The Board of Directors reviewed the March 22, 2022 and April 22, 2022 Financial
43 Statements and the reports provided by Treasurer Hal Kolp. Following review and
44 discussion, a motion was made by Diane Wenzel and seconded by Dan Flynn to
45 accept the Financial Statements subject to the Annual Audit. The motion carried
46 unanimously.

47
48 **Manager's Reports**

49 Club Manager Tracey Edwards provided the Board of Directors with her report.
50 Following review and discussion, a motion was made by Hal Kolp and seconded by
51 Dan Flynn to approve up to \$2,000.00 for the conveyor belt and sand project and use
52 Reserve funds. The motion carried unanimously.

53
54 **General Business**

55 **Advanced Reserve Solution Proposal**

56 The Board of Directors reviewed the proposal in the amount of \$700.00 for an
57 updated reserve study without a site visit. Following review and discussion, a motion
58 was made by Diane Wenzel and seconded by Hal Kolp to approve the proposal as
59 presented. The motion carried unanimously.

60
61 **Recreational Committee**

62 No new business reported.

63
64 **Resolution to Lien**

65 The Board of Directors reviewed the resolution to lien account 2350253, 2351715,
66 2507239, 2348760, 2347486, 2347538, 2347716, 2347787, 2348087, 2348812,
67 2349837, 2350415, 2350428, 2350444, 2351197, 2351414, 2404992, 2967507 and
68 2348265. Following review and discussion, a motion was made by Diane Wenzel

Secretary's Report

Treasurer's Report

Managers Reports

General Business

Advanced Reserve

Recreational Committee

Resolution to Lien

69 and seconded by Hal Kolp to mail certified letters to the homeowners that owe a
70 minimum of one (1) year and bring this item back to the June meeting. The motion
71 carried unanimously.

72

73 **Newman, HOA CPA-Annual Audit**

Newman, HOA

74 The Board of Directors reviewed the draft audit. Following review and discussion, a
75 motion was made by Diane Wenzel and seconded by Hal Kolp to approve the audit
76 as submitted. The motion carried unanimously.

77

78 **Annual Calendar**

Newman, HOA

79 The Board of Directors reviewed the calendar. Following review and discussion, it
80 was the general consent of the Board of Directors to hold a meeting in June and not in
81 July.

82

83 **Next Meeting**

Next Meeting

84 June 13, 2022 at 7:00 p.m. at the Beach Club, 2771 N. El Camino Real, San
85 Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569 3057 and Passcode:
86 110809.

87

88 **Adjournment**

Adjournment

89 There being no further business to come before the Board of Directors, a motion was
90 made by Hal Kolp and seconded by Diane Wenzel to adjourn the meeting at 7:26
91 p.m. The motion carried unanimously.

92

93 **Attest**

Attest

94

95

96

President

Secretary