

**SAN CLEMENTE SHORECLIFFS BEACH CLUB HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES – ANNUAL ELECTION & REGULAR SESSION**

Monday, January 26, 2026

NOTICE OF MEETING

The Board of Directors Meeting of the San Clemente Shorecliffs Beach Club Homeowners Association was held on Monday, January 26, 2026, at 6:00 pm at the Beach Club, 2771 N. El Camino Real, San Clemente.

CALL TO ORDER

The Meeting was called to order at 6:00pm.

Directors present: President – Kumi Elston
 Vice President – Chris Wade
 Treasurer – Hal Kolp
 Member at Large – Matthew Rose
 Member at Large – Tobis Halbmaier
 Member at Large – Diane Wenzel
 Member at large – Frank Wilbur
 Member at Large – Cale Foreman

Directors Absent: Secretary – Allison Anawalt

Others Present: Ryan Phillips & Anissa Cervantes – Compass Property Management

Homeowners Present: Al Cullen, 2701 Via Vistosa Mel & Jack Wygal, 267 Via Ballena
 John Sands, 211 Via Socorro Paige Foreman, 2811 Via Montecito
 James Elston, 3005 Calle Arco Scott Skinner, 424 Calle Vista Torito
 Elizabeth Kolp, 211 Calle Tinaja Terrence Dempsey, 236 Avenida Vaquero
 Candace Boren, 403 Via Montego Nicholette Blanchard, 424 Calle Vista Torito

ELECTION PROCESS

Ballot Count

Jim Nielsen, Joan Nielsen, Paige Foreman & Eizabeth Kolp began counting ballots after the meeting was called to order and continued the count while the Regular Session Meeting took place.

Election Results

Once the ballot count was completed the election results were read aloud as follows:

115 votes for Chris Wade
113 votes for Kumi Elston
98 votes for Frank Wilbur
91 votes for Toby Halbmaier
83 votes for Mel Wygal

All Board members re-elected are to remain in their current positions. Mel Wygal will take the place of Secretary on the Board of Directors.

HOMEOWNERS OPEN FORUM

2811 Via Montecito, Paige Foreman – Addressed the core sampling and trespassing in the parking lot.

211 Via Socorro, John Sands – Continued to address the core sampling and completed retelling of the trespassing in the parking lot from the information given by Paige Foreman.

2701 Via Vistosa, Al Cullen – Spoke about not spending money from the reserves in case it's needed for potential legal action.

MINUTES

Approval of October 20, 2025, Regular Session Minutes

A motion was made, seconded and unanimously carried to approve the October 20, 2025, Regular Session Minutes as presented.

Approval of November 10, 2025, Regular Session Minutes

A motion was made, seconded and unanimously carried to approve the November 10, 2025, Regular Session Minutes as presented.

FINANCIALS

October – December 2025 Financials

Director Kolp presented his findings for the October – December 2025 financials. A motion was made, seconded and unanimously carried to approve the October – December 2025 Financials.

MANAGER'S REPORT

The manager's report for January 2026, provided by Tracey Edwards, Beach Club Manager, was reviewed.

GENERAL BUISNESS

New Management Introduction

Ryan Phillips, Compass Property Management, introduced himself as the new association manager and discussed his management experience. He explained the transition process from previous management and encouraged homeowners to set up accounts on AppFolio.

Meeting Dates

The Board discussed moving the monthly meeting date from the 3rd Monday to the 4th Monday of every month. It was decided that the 4th Monday works for the Board & Management and the meeting date will be moved.

Trespassing Actions. Parking Lot – Soil Sample & Survey Painting

The Board discussed the recent issue of soil testing and survey painting that took place in the Shorecliffs parking lot. It was mentioned that in order for the violators to be caught trespassing, code enforcement would need to be contacted, and they would need to catch them in the act. However, it seems the drilling has already been completed. The Board will reach out to the developer to discuss the survey and will report back.

2026 Calendar Events

Tracey Edwards, Beach Club Manager, presented the draft of the 2026 Scheduled Events calendar. Some events are still subject to change, and Tracey will continue finalizing such events.

ADJOURNMENT

There being no further business meeting was adjourned at 7:04pm.

Board Signature

Date