

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
August 12, 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 August 12, 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 Chris Wade, Vice President

10 Hal Kolp, Treasurer

11 Alison Anawalt, Secretary

12 Matt Rose, Director

13 Cale Foreman, Director (*arrived at 6:07 p.m.*)

14 Frank Wilbur, Director

15 Diane Wenzel, Director

16 Tobias Halbmaier, Director

17

18 **Directors Absent**

Directors Absent

19 None

20

21 **Also Attending**

Also Attending

22 Two (2) homeowners

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 August 12, 2024:

30 1. Approved the June 10, 2024 Executive Session Meeting Minutes.

31 2. Approved the July 15, 2024 Executive Session Meeting Minutes.

32 3. Delinquency Review.

33 4. Approved the legal retainer with Feldsott Lee & Nichter, Attorneys at Law.

34

35 **Homeowner’s Forum**

Homeowner’s Forum

36 Two (2) homeowners were in attendance and no comments were made to the Board
37 of Directors.

38

39 **Secretary’s Report**

Secretary’s Report

40 The Board of Directors reviewed the Minutes from the June 10, 2024 General
41 Session Meeting. Following review and discussion, a motion was made by Hal Kolp
42 and seconded by Frank Wilbur to approve the Minutes as presented. The motion
43 carried unanimously.

44

45 **Treasurer’s Report**

Treasurer’s Report

46 The Board of Directors reviewed May 2024 and June 2024 Financial Statements and
47 Treasurer Hal Kolp’s report. Following review and discussion, a motion was made
48 by Alison Anawalt and seconded by Tobias Halbmaier to acknowledge receipt and
49 review of the financial statements and reconciled bank statements presented, subject
50 to audit/review by a CPA at fiscal year-end. The motion carried unanimously.

51

52 **Manager’s Reports**

Managers Reports

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

55

56 **General Business**

General Business

57 **Approval for City Council Debate**

58 The Board of Directors discussed the request to hold a City Council Debate for
59 District 3 at the club. Following discussion, a motion was made by Hal Kolp and
60 seconded by Matt Rose to approve the request and have it held on September 29, 2024
61 from 12:00 p.m. to 1:30 p.m. The motion carried unanimously.

62

63 **Revenue Enhancement Ideas for paddle/Pickle Ball Courts**

64 The Board of Directors discussed ways funds could be generated to repair/maintain
65 the courts, as they are being played by more guests than residents. Following
66 discussion, it was the general consent of the Board of Directors to table this item to
67 the October meeting.

68

69 **2024 Audit and Taxes Proposal/Engagement Letters**

70 The Board of Directors reviewed the proposal submitted by Newman HOA, CPA
71 (\$1,600.00) and Owens, Moskowitz and Associates, Inc. (\$2,100.00) for the 2024
72 audit and tax preparation and filing. Following review and discussion, a motion was
73 made by Matt Rose and seconded by Hal Holp to approve the proposal/engagement
74 letter with Newman HOA, CPA as presented. The motion carried unanimously.

75
76 **Ratify Insurance Renewal**

77 The Board of Directors reviewed the insurance renewal provided by Labarre/Oksnee
78 Insurance in the amount of \$20,189.07. Following review and discussion, a motion
79 was made by Hal Kolp and seconded by Alison Anawalt to ratify the approval. The
80 motion carried unanimously.

81
82 **Next Meeting**

Next Meeting

83 October 14, 2024 at 6:00 p.m. at the San Clemente Shorecliffs Beach Club, 2771 N.
84 El Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569
85 3057 and Passcode: 110809.

86
87 **Adjournment**

Adjournment

88 There being no further business to come before the Board of Directors, a motion was
89 made by Frank Wilbur and seconded by Matt Rose to adjourn the meeting at 6:46
90 p.m. The motion carried unanimously.

91
92 **SECRETARY’S CERTIFICATE**

93
94 I, Alison Anawalt, hereby certify that the foregoing is true and correct copy of the
95 approved General Session Minutes of the Board of Directors held on August 12,
96 2024.

97 DocuSigned by:

98 *Alison Anawalt*

10/21/2024

99 ZASEA39957CA479...

Secretary

Date

100