

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
March 14, 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, March 14, 2022 via Zoom.us and at the Beach Club,
4 2771 N. El Camino Real, San Clemente, CA 92672 and Zoom.us. President Kumi
5 Elston called the Meeting to order at 7:00 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 Danny Werner, Secretary

12 Dan Flynn, Director

13 Diane Wenzel, Director

14 Allison Anawalt, Director

15 Nate Brown, Director (*arrived at 7:07 p.m.*)

16 Tobias Halbmaier, Director

17

18 **Directors Absent**

Directors Absent

19 None

20

21 **Also Attending**

Also Attending

22 Club Manager Tracey Edwards

23 One (1) homeowner

24 Courtney Ekeberg, CMCA®, Ammcor

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 March 14, 2022:

30 1. Approved the January 10, 2022 Executive Session Meeting Minutes.

31 2. Delinquency Review.

32 3. Personnel Matters.

33

34 **Homeowner's Forum**

Homeowner's Forum

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

36

37 **Secretary's Report**

Secretary's Report

38 The Board of Directors reviewed the January 10, 2022 General Session Meeting
39 Minutes. Following review and discussion, a motion was made by Hal Kolp and
40 seconded by Chris Wade to approve the Minutes as presented. The motion carried
41 unanimously.

42

43 **Treasurer's Report**

Treasurer's Report

44 The Board of Directors reviewed the January 22, 2022 and February 22, 2022
45 Financial Statements and the report provided by Treasurer Hal Kolp. Following
46 review and discussion, a motion was made by Chris Wade and seconded by Danny
47 Werner to accept the Financial Statements subject to the Annual Audit. The motion
48 carried unanimously.

49

50 **Manager's Reports**

Managers Reports

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

53

54 **General Business**

General Business

55 **Homeowner Correspondence**

Homeowner Correspondence

56 The Board of Directors reviewed the correspondences. No action required.

57

58 **O.C. Lifeguards Proposal**

O.C. Lifeguard

59 The Board of Directors reviewed the contract in the amount of \$18,298.00. Following
60 review and discussion, a motion was made by Hal Kolp and seconded by Danny
61 Werner to approve the contract as presented. The motion carried unanimously.

62

63 **Parking Lot Proposal**

Parking Lot

64 The Board of Directors reviewed the proposals submitted by American Asphalt and
65 Striping, Inc (\$4,937.00), Ben's Asphalt & Maintenance Company Inc. (\$5,558.00)
66 and Quickel Paving (\$6,695.00) to seal coat and re-stripe the parking lot. Following
67 review and discussion, a motion was made by Hal Kolp and seconded by Danny

68 Werner to approve the contract with American Asphalt and Striping, Inc. as
69 presented. The motion carried unanimously.

Animal Pest

71 **Animal Pest Management Proposal**

72 The Board of Directors reviewed the proposal in the amount of \$13.00 a month for
73 three (3) bait stations at Camino Capistrano and Avenida Vaquero, bringing the
74 monthly pest control contract to \$83.00. Following review and discussion, a motion
75 was made by Hal Kolp and seconded by Allison Anawalt to ratify the approval. The
76 motion carried unanimously.

Recreational Committee

78 **Recreational Committee**

79 The committee has been working on adding additional events such as a chili cook
80 off, craft day and cornhole tournament. No action required.

Courtesy Patrol

82 **Courtesy Patrol Specialist Proposal**

83 The Board of Directors reviewed the proposal in the amount of \$441.00 a month for
84 one (1) inspection per day. Following review and discussion, it was the general
85 consent of the Board of Directors to deny the proposal.

Organization of the Board

87 **Ethics Policy**

88 The Board of Directors reviewed the Ethics Policy that all Board Members have
89 signed. No action required.

Newman, HOA

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

92 A motion was made by Chris Wade and seconded by Diane Wenzel to approve
93 having Treasurer Hal Kolp accept and review the annual audit and ratify the
94 approval at the next meeting. The motion carried unanimously.

Next Meeting

96 **Next Meeting**

97 May 9, 2022 at 7:00 p.m. at the Beach Club, 2771 N. El Camino Real, San Clemente,
98 CA 92672 and Zoom.us with Meeting ID: 892 9569 3057 and Passcode: 110809.

99

100 **Adjournment**

Adjournment

101 There being no further business to come before the Board of Directors, a motion was
102 made by Danny Werner and seconded by Chris Wade to adjourn the meeting at 7:39
103 p.m. The motion carried unanimously.

104

105 **Attest**

106

107

108

President

Secretary

Attest