

**San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
September 11, 2018**

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 Tuesday, September 11, 2018 at the San Clemente Shorecliffs
4 Beach Club. Steve Rose, President, called the Meeting to order at 6:00 p.m. with a
5 quorum of Directors present.

6

7 **Directors Present**

Directors Present

8 Steve Rose, President

9 Steve Elmer, Vice President

10 Kurt Luebke, Secretary

11 Chris Wade, Treasurer

12 Dorothy Melia, Director

13 Danielle Burmeister, Director

14 Kumi Elston, Director

15 Bill Morgan, Director

16

17 **Directors Absent**

Directors Absent

18 Frank Wilbur, Director

19

20 **Also Attending**

Also Attending

21 Alan Fowlie, Community Management Agent, AMMCOR

22 Arika Ferguson, Manager, SCS BC

23

24 **Executive Session Meeting Matters**

Executive Session

25 In accordance with California Civil Code Section 4935(e), the Board of Directors
26 notes the following topics were discussed during an Executive Session held on
27 September 11, 2018:

28 1. Approved the Executive Session Meeting Minutes.

29 2. Disciplinary Matters

30 3. Delinquency and Collections Review

31 4. Legal Matters

32

33 **Homeowner's Forum**

Homeowner Forum

34

35 Al Cullen, 2701 Via Vistosa, was present to ask about the new lots, CC&R's update,
36 and stated he's not getting the Notice of Meeting. Mr. Cullen was told that Meeting
37 Notices are posted at the Clubhouse.

38

39 Wendy Shrove, 203 Via Socorro, was present to discuss the City Council Candidate
40 Forum and asked about using the Clubhouse.

41

42 Chris Hoyt, 400 Via Alegre, has questions regarding drainage at the Golf Course.

43

44 Angelo Skiparnias, 225 Via Socorro, was present to discuss the catwalk, ADA
45 safety, top step on the playground equipment, Labor Day, and potential new
46 members.

47

48 **Secretary's Report**

Secretary's Report

49 The Board of Directors reviewed the Minutes from the August 14, 2018 General
50 Session Meeting. Following review and discussion, and amending lines 54, a
51 motion was made by Steve Rose and seconded by Chris Wade to approve the
52 Minutes as presented. The motion carried unanimously.

53

54 **Treasurer's Report**

Treasurer's Report

55 The Board of Directors reviewed the August 22, 2018 Financial Statements.
56 Following review and discussion, a motion was made by Chris Wade and seconded
57 by Steve Elmer to accept the Financial Statements subject to the Annual Audit. The
58 motion carried unanimously.

59

60 **FYE 2019 Draft Budget**

Budget Discussion

61 Following review and discussion, a motion was made by Chris Wade and seconded
62 by Steve Elmer to form a Budget Finance Committee Meeting and seat Kumi Elston,
63 Dorothy Melia, Kurt Lubke, and Chris Wade on the Committee in order to meet and
64 provide a Budget for Board approval at the October meeting. The motion carried
65 unanimously.

66

67 **FYE 2019 Reserve Study Draft**

Reserve Study

68 Following review and discussion, a motion was made by Chris Wade and seconded
69 by Steve Elmer to table the discussion and have the Budget Finance Committee
70 review prior to the October Meeting. The motion carried unanimously.

71

72 **Manager's Reports**

Managers Reports

73 Arika Ferguson provided the report. No action was taken.

74

75 **Committee Reports**

Committee Reports

76 **Coastal Hazard/Erosion Control Update**

77 Steve Rose was present and updated the Board. No action was taken.

78

79 **Social Media Committee** Dorothy Melia was present and updated the
80 Board. No action was taken.

81

82 **Recreation Committee**

83 Kumi Elston was present and updated the Board regarding the Labor
84 Day activities. No action was taken.

85

86 **Maintenance & Repair Committee**

87 Steve Elmer was present to update the Board.

88

89 **Landscape Maintenance**

Landscape Maint.

90 Following review and discussion, a motion was made by Danielle
91 Burmeister and seconded by Steve Elmer to hire a new employee
92 part-time for 6 months to perform landscape services at \$130.00 a
93 month. The motion carried unanimously.

94

95 **Barbecue Gas Valve Repair and Sewer Pumps Update**

96 Steve Rose was present and updated the Board. No action was taken.

97

98 **General Business**

General Business

99 **City Council Forum**

City Council Forum

100 Following a brief discussion, a motion was made by Steve Elmer and
101 seconded by Kurt Lubke to approve assisting Wendy Shrove with

102 approaching the City Council Candidates and holding a forum
103 for the Candidates at the Clubhouse. The motion carried
104 unanimously.

105

106 **Resolution to Record Lien: 691-241-04**

107 Following review and discussion, a motion was made by Chris Wade
108 and seconded by Steve Elmer to extend the owner's another 30 days
109 to pay. The motion carried unanimously.

110

111 **Resolution to Record Lien: 691-061-05**

112 Following review and discussion, a motion was made by Chris Wade
113 and seconded by Steve Elmer to extend the owner's another 30 days
114 to pay. The motion carried unanimously.

115

116 **Resolution to Record Lien: 691-306-01**

117 Following review and discussion, a motion was made by Chris Wade
118 and seconded by Steve Elmer to extend the owner's another 30 days
119 to pay. The motion carried unanimously.

120

121 **Resolution to Record Lien: 691-288-06**

122 Following review and discussion, a motion was made by Chris Wade
123 and seconded by Steve Elmer to extend the owner's another 30 days
124 to pay. The motion carried unanimously.

125

126 **Resolution to Record Lien: 691-243-05**

127 Following review and discussion, a motion was made by Chris Wade
128 and seconded by Steve Elmer to extend the owner's another 30 days
129 to pay. The motion carried unanimously.

130

131 **Resolution to Record Lien: 691-286-14**

132 Following review and discussion, a motion was made by Chris Wade
133 and seconded by Steve Elmer to extend the owner's another 30 days
134 to pay. The motion carried unanimously.

135

136 **Annexing New Homes into Association Discussion**
137 Following a discussion, a motion was made by Chris Wade and seconded by Dorothy
138 Melia to form an Annexation Sub-Committee seating Kumi Elston, Kurt Lubke,
139 Steve Elmer, and Chris Wade. The motion carried unanimously.

Annexation

141 **Patrol Reports and Correspondence**
142 The Board reviewed the reports and discussed the reports don't match the actual times
143 of patrols. Steve Rose noted he would talk to the Patrol Company. No other action
144 was taken.

Patrol Reports

146 **Next Meeting**
147 The next meeting of the Board of Directors will be October 9, 2018 at 6:00 p.m. at the
148 Beach Club.

Next Meeting

150 **Adjournment**
151 There being no further business to come before the Board, it was the general consent
152 of the Board to adjourn the meeting at 7:17 p.m.

Adjournment

154 **Attest**

Attest

156 _____
157 President Secretary

159 _____
160 Date