San Clemente Shorecliffs Beach Club Association
General Session Meeting Minutes
February 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 February 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 6:02 p.m. with a quorum of Directors present.

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7   **Directors Present**
8   Kumi Elston, President
9   Chris Wade, Vice President
10 Hal Kolp, Treasurer
11 Alison Anawalt, Secretary
12 Diane Wenzel, Director
13 Matt Rose, Director
14 Tobias Halbmaier, Director *(arrived at 6:25 p.m.)*
15 Cale Foreman, Director
16 Frank Wilbur, Director

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18 **Directors Absent**
19 None

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21 **Also Attending**
22 11 homeowners
23 Club Manager Tracey Edwards
24 Courtney Ekeberg, CMCA, Seabreeze Management Company

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26 **Executive Session Meeting Matters**
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 February 12, 2024:
30   1. Approved the January 8, 2024 Executive Session Meeting Minutes.
31   2. Delinquency Review.

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33 **Homeowner's Forum**
34 11 homeowner were in attendance and made comments to the Board of Directors.

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Secretary's Report

The Board of Directors reviewed the Minutes from the January 8, 2024 General Session Meeting. Following review and discussion, <u>a motion was made by Chris Wade and seconded by Hal Kolp to approve the Minutes as presented. The motion carried unanimously.</u>

The Board of Directors reviewed the Minutes from the January 21, 2024 General Session Meeting. Following review and discussion, <u>a motion was made by Cale Foreman and seconded by Diane Wenzel to approve the Minutes as presented. The motion carried unanimously.</u>

Treasurer's Report

The Board of Directors reviewed December 2023 Financial Statements and Treasurer Hal Kolp's report. Following review and discussion, <u>a motion was made by Cale Foreman and seconded by Diane Wenzel to accept the Financial Statements subject to the Annual Audit. The motion carried unanimously.</u>

Manager's Reports

Club Manager Tracey Edwards provided the Board of Directors with her report, 2024 Events Calendar and Newsletter. No action required.

General Business

Maintenance Committee

Maintenance Items Report

The Board of Directors reviewed the list of items in need of repair/maintenance or replacement. Following discussion, it was the general consent of the Board of Directors to have the committee prioritize the list and work on obtaining proposals, if required.

The Holiday Decorating Company proposal

The Board of Directors reviewed the proposal the amount of $3,225.00 to add exterior year-round lighting. Following review and discussion, it was the general consent of the Board of Directors to table this item.

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70   Kevin Willer Masonry proposal
71   The Board of Directors reviewed the proposal in the amount of $6,500.00 to repair
72   the sandbag wall. No action required, as due to a recent storm the proposal needs to
73   be revised.
74
75   **Advanced Reserve Solutions proposal**
76   The Board of Directors reviewed the proposal in the amount of $1,075.00 for the
77   Reserve Study with a site visit. Following review and discussion, a motion was made
78   by Hal Kolp and seconded by Diane Wenzel to approve the proposal. The motion
79   carried unanimously.
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81   **OC Lifeguards proposal**
82   The Board of Directors reviewed the proposal for lifeguard services with an option
83   for patrol only during Spring Break and for Spring Break weekends. Following
84   review and discussion, a motion was made by Matt Rose and seconded by Cale
85   Foreman it to have the patrol only during Spring Break proposal amended for the
86   hours service. The motion carried unanimously.
87
88   **Resolution to Lien #570002350428**
89   A motion was made by Matt Rose and seconded by Cale Foreman to lien
90   570002348087, 570002351663 and 570002350444. The motion carried
91   unanimously.
92
93   *The General Session Meeting was recessed at 6:58 p.m. to finish the Annual Meeting.*
94   *The General Session Meeting was reconvened at 7:01 p.m. following the adjournment*
95   *of the Annual Meeting.*
96
97   **Organization of the Board of Directors**
98   A motion was made by Hal Kolp and seconded by Alison Anawalt to appoint Kumi
99   Elston as President. The motion carried unanimously.
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101   A motion was made by Diane Wenzel and seconded by Kumi Elston to appoint Chris
102   Wade as Vice President. The motion carried unanimously.

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104 A motion was made by Kumi Elston and seconded by Cale Foreman to appoint Hal
105 Kolp as Treasurer. The motion carried unanimously.
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107 A motion was made by Diane Wenzel and seconded by Hal Kolp to appoint Alison
108 Anawalt as Secretary. The motion carried unanimously.
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110 **Ethics Policy**
111 The Board of Directors reviewed and signed the Ethics Policy. No action required.
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113 <u>**Next Meeting**</u>   Next Meeting
114 March 11, 2024 at 10:00 a.m. at the San Clemente Shorecliffs Beach Club, 2771 N.
115 El Camino Real, San Clemente, CA 92672 and Zoom.us with Meeting ID: 892 9569
116 3057 and Passcode: 110809.
117
118 <u>**Adjournment**</u>   Adjournment
119 There being no further business to come before the Board of Directors, a motion was
120 made by Chris Wade and seconded by Alison Anawalt to adjourn the meeting at 7:03
121 p.m. The motion carried unanimously.
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123   <u>**SECRETARY'S CERTIFICATE**</u>
124
125 I, Alison Anawalt, hereby certify that the foregoing is true and correct copy of the
126 approved General Session Minutes of the Board of Directors held on February 12,
127 2024.
128
129 _Anm Anawalt_   _3/11/24_
130 Secretary   Date
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