

**San Clemente Shorecliffs Beach Club Association  
General Session Meeting Minutes  
June 14, 2021**

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, June 14, 2021 via Zoom by using Meeting ID: 830  
4 8552 3306 and Password: 852886. President Kumi Elston called the Meeting to  
5 order at 7:01 p.m. with a quorum of Directors present.

6

7 **Directors Present**

Directors Present

8 Kumi Elston, President

9 Hal Kolp, Treasurer

10 Danny Werner, Secretary

11 Dan Flynn, Director

12 Amanda Haynes, Director

13 Nate Brown, Director (*arrived at 7:16 p.m.*)

14 Diane Wenzel, Director

15 Allison Anawalt, Director

16

17 **Directors Absent**

Directors Absent

18 Chris Wade, Vice President

19

20 **Also Attending**

Also Attending

21 Club Manager Tracey Edwards

22 Courtney Ekeberg, CMCA®, Ammcor

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 after this  
27 General Session Meeting on June 15, 2021:

28 1. Approved the April 12, 2021 Executive Session Meeting Minutes.

29 2. Delinquency Review.

30

31 **Homeowner's Forum**

Homeowner's Forum

32 No homeowners were in attendance.

33

34 **Secretary's Report**

Secretary's Report

35 The Board of Directors reviewed the April 12, 2021 General Session Meeting  
36 Minutes. Following review and discussion, a motion was made by Diane Wenzel  
37 and seconded by Hal Kolp to approve the Minutes as presented. The motion carried  
38 unanimously.

39  
40 **Treasurer's Report**

Treasurer's Report

41 The Board of Directors reviewed the April 22, 2021 through May 22, 2021 Financial  
42 Statements and the reports provided by Treasurer Hal Kolp. Following review and  
43 discussion, a motion was made by Danny Werner and seconded by Allison Anawalt  
44 to accept the Financial Statements subject to the Annual Audit. The motion carried  
45 unanimously.

46  
47 **Manager's Reports**

Managers Reports

48 Club Manager Tracey Edwards provided the Board of Directors with her report with  
49 the following action taken:

50  
51 **Coastal Monitoring Camera Proposal**

Coastal Monitoring Cam

52 The Board of Directors reviewed the request submitted by 3 Crowns Technologies  
53 (third party vendor hired by OC Parks) to re-establish the connection to the existing  
54 camera and 3 Crowns Technologies would reimburse the association \$500.00 a year  
55 for 3-5 years for the use. Following review and discussion, a motion was made by  
56 Hal Kolp and seconded by Diane Wenzel to approve this request with the condition  
57 that the cameras are not focused on the club and that the association would have the  
58 ability to review the cameras should, an incident occur on the property. The motion  
59 carried with Kumi Elston voting no. It is to be noted that camera does not capture  
60 the property or anything in its close vicinity for replay capability. It is focused  
61 mainly on the ocean and for a short period of time, on the creek run-off/outlet.

62  
63 **Defencell Repair**

Defencell Repair

64 The Board of Directors discussed the condition of the existing defencells. Following  
65 review and discussion, a motion was made by Kumi Elston and seconded by Danny  
66 Werner to approve up to \$5,000.00 in repairs Willier Masonry. The motion carried  
67 unanimously.

68

69 **General Business**

70 **Paddle Courts**

71 Lighting

72 The Board of Directors discussed the new lighting and the complaints received.  
73 Following review and discussion, it was the general consent of the Board of Directors  
74 to leave the lights off until they can be repaired.

75

76 Rules

77 The Board of Directors reviewed the current rules - 1. Courts are for the use of  
78 members and their guests only. 2. Four players maximum allowed on each court. 3.  
79 Paddles and tennis balls are the only sports equipment allowed on the courts (no  
80 dodgeballs, volleyballs, bats, etc.).4. Children under 12 must be accompanied by an  
81 adult. NO EXCEPTIONS. 5. 30-minute time limit when people are waiting. 6.  
82 Members must lock gate and return key after playing. Gate must be locked when not  
83 in use. Following review and discussion, a motion was made by Danny Werner and  
84 second by Hal Kolp to eliminate rules 2-5 and update #6 to add turn the lights out.  
85 The motion carried unanimously.

86

87 **NewFront Insurance Proposals**

88 The Board of Directors reviewed the insurance renewal in the amount of \$12,820.00.  
89 Following review and discussion, a motion was made by Hal Kolp and second by  
90 Danny Werner to approve the proposal as presented with an explanation on the loss of  
91 income coverage. The motion carried unanimously. NewFront Insurance states: The  
92 *loss of income coverage covers the loss of income to the structure of the building*  
93 *being insured and the loss of income from a covered loss to the structure of the*  
94 *building being insured and the loss of income since the building is not habitable to be*  
95 *occupied or partially occupied. But the key here is it has to be damaged by a covered*  
96 *peril that would be covered to repair the building.*

97

98 **Advanced Reserve Solutions Proposal**

99 The Board of Directors reviewed the proposal for an onsite Reserve Study without  
100 photos in the amount of \$1,000.00. Following review and discussion, a motion was  
101 made by Diane Wenzel and second by Danny Werner to approve the proposal as  
102 presented. The motion carried unanimously.

103

104 **4<sup>th</sup> of July**

4<sup>th</sup> of July

105 The Board of Directors discussed having the event. Following discussion, it was the  
106 general consent of the Board of Directors to end the event by dark.

107

108 **Next Meeting**

Next Meeting

109 Monday, August 9, 2021 at 7:00 p.m. at the club, 2771 N. El Camino Real, San  
110 Clemente, CA 92672.

111

112 **Adjournment**

Adjournment

113 There being no further business to come before the Board of Directors, it was the  
114 general consent of the Board of Directors to adjourn the meeting at 7:50 p.m.

115

116 **Attest**

Attest

117

118

119

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President

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Secretary