

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
GENERAL SESSION MEETING MINUTES
WEDNESDAY, JANUARY 28, 2015**

THESE MINUTES ARE NOT OFFICIAL UNTIL APPROVED AND ATTESTED TO BY THE CORNICHE SUR MER HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS.

CALL TO ORDER: Upon due notice given and received, President Susan Adams called the Board of Directors General Session Meeting to order at 5:30 p.m.

ATTENDEES: Present at the Board of Directors Executive Session Meeting and constituting a quorum of the Board of Directors were: Susan Adams, President; Robert Lippert, Vice President; Al Kaiser, Treasurer; Barney Graves, Secretary; and Bill Pine, Member at Large. Also present was Jill Drechsler, representing WEBB Community Management, Inc., as the Association's Authorized Management Agent.

ABSENT: All Board Members were present at the Meeting.

ANNOUNCEMENTS: The next Board of Directors Meeting has been re-scheduled to February 26, 2015 at 5:30 p.m., at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach. The next Landscape Committee Meeting shall be held on Wednesday, February 11, 2015.

HOMEOWNERS' FORUM: There were several homeowners in attendance at the Meeting to discuss proposed architectural submittals.

PROPOSED ADR/IDR POLICY REVISION: Upon a motion duly made and seconded, the Board of Directors voted unanimously to approve the Proposed Revision to the ADR/IDR Policy, which reflects recent changes to the law that have become effective January 1, 2015. The Board directed Management to disseminate a copy of the Proposed Revision to the ADR/IDR Policy to the membership for a thirty (30) day commentary in compliance with the provisions of the law. The Board will consider final ratification of the Proposed Revision to the ADR/IDR Policy at the March 25, 2015 Membership Meeting.

LITIGATION UPDATE: There was no report provided.

ARCHITECTURAL TRACKING REPORT: The Board reviewed the Architectural Tracking Report with no action required.

1 CASSIS ARCHITECTURAL APPLICATION: Upon a motion duly made and seconded, the Board voted unanimously to approve the December 23, 2014 Architectural Application to build a new patio cover, as submitted.

81 SAN RAPHAEL ARCHITECTURAL APPLICATION: Upon a motion duly made and seconded, the Board voted unanimously to approve the January 20, 2015 Architectural Application to install new windows and sliding glass doors, as submitted.

76 SAN RAPHAEL ARCHITECTURAL APPLICATION: Upon a motion duly made and seconded, the Board voted unanimously to approve the January 28, 2015 Architectural Application to paint the exterior of the house, as submitted.

57 SAN RAPHAEL ARCHITECTURAL SUBMITTAL: Mr. and Mrs. Bartz, the homeowners at 57 San Raphael, were present at the Meeting to discuss their denied Architectural Application to build a deck. Mr. Wilfert, the homeowner at 55 San Raphael was also present at the Meeting to talk with the Board and the homeowners at 57 San Raphael. Vice President Robert Lippert indicated that the proposed plans for the deck creates a view obstruction for the homeowner at 55 San Raphael. Mr. Lippert stated that the homeowner at 55 San Raphael has some ideas for the proposed deck that he would like to share with Mr. and Mrs. Bartz. President Adams indicated that it has been several months since this proposed deck application was submitted and the Board would like to be able to have a plan that they can approve. Mr. Lippert informed Mr. and Mrs. Bartz that it would be in their best interest to work together with Mr. Wilfert to try to reach a compromise that will acceptable to both parties. Both homeowners indicated they would try to set up a time to meet to discuss this matter.

APPROVAL OF THE GENERAL SESSION MEETING MINUTES: Upon a motion duly made and seconded, the Board voted unanimously to approve the November 13, 2014 Board of Directors General Session Meeting Minutes, as presented.

APPROVAL OF FINANCIAL REPORTS: Upon a motion duly made and seconded, the Board voted unanimously to approve the November and December 2014 Financial Statements, as presented.

COMMITTEE REPORTS:

PARKING PATROL: President Susan Adams reported that Heather Cox resigned as the Parking Committee Chairperson. The Board directed Management to handle parking related matters with Patrol One in the interim until the Board appoints a new Parking Committee Chairperson.

LANDSCAPE COMMITTEE: The Board deferred discussion of mulch options to a future Board of Directors Meeting. The Landscape Committee will discuss this matter at the next Landscape Committee Meeting and report back to the Board with their findings.

PEST CONTROL REPORT: The Atlas Pest Management Reports were reviewed with no action required.

USE OF CAR COVERS FOR VEHICLES PARKED OVERNIGHT ON THE COMMUNITY STREETS: Upon a motion duly made and seconded, the Board voted unanimously to table this discussion unless there is a future need to address this matter.

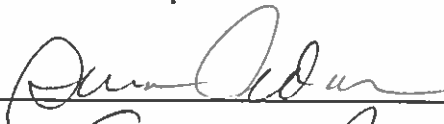
REVIEW ASSOCIATION'S PAINT PALETTE: Upon a motion duly made and seconded, the Board voted unanimously to defer this matter to future Board of Directors Meeting.

BOARD OF DIRECTORS EXECUTIVE SESSION MEETING SUMMARY: Pursuant to the requirements of the California Civil Code, Section 4395 (c) Open Meeting Act, the Corniche Sur Mer Homeowners Association Board of Directors is hereby generally noting matters that were discussed in Executive Session. On January 28, 2015, the Board of Directors called the Executive Session Meeting to order at 5:12 p.m. to discuss matters of attorney-client privilege; reviewing member discipline; matters related to formation of third party contracts; personnel matters; litigation, and collection matters. The Executive Session Meeting adjourned at 5:30 p.m., at which time the Board of Directors convened into the General Session Meeting. At 6:40 p.m. the Board of Directors adjourned the General Session and reconvened into Executive Session. The Board of Directors Executive Session was adjourned at 7:00 p.m., at which time the Board reconvened into General Session for the purpose of adjourning the Meeting.

ADJOURN: With no further business, the Board adjourned the General Session Meeting at 7:01 p.m.

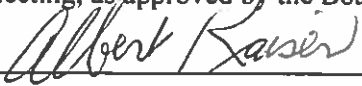
SUBMITTED: Respectfully submitted by Jill Drechsler, Authorized Management Agent.

ATTESTED: On behalf of the Board of Directors for the Corniche Sur Mer Homeowners Association, I do hereby attest that these Minutes represent a true and accurate depiction of events that occurred at the Meeting herein described.

SIGNED: 
PRINT NAME: Susan Adams

DATE: 2/26/15
TITLE: President

SECRETARY'S CERTIFICATE: On behalf of the duly appointed Secretary of the Corniche Sur Mer Homeowners Association, I do hereby certify that the foregoing is a true and correct copy of the Minutes of the Association Meeting, as approved by the Board of Directors of Corniche Sur Mer Homeowners Association.

SIGNED: 
PRINT NAME: ALBERT KAISER

DATE: 2/26/15
TITLE: TREASURER