

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
GENERAL SESSION MEETING MINUTES
THURSDAY, FEBRUARY 26, 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 5:32 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; and Bill Pine, Member at Large. Also present was Jill Drechsler, representing WEBB Community Management, Inc., as the Association's Authorized Management Agent.

ABSENT: Secretary Barney Graves was not present at the Meeting.

ANNOUNCEMENTS: The next Board of Directors Meeting is scheduled for March 25, 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, March 11, 2015.

HOMEOWNERS' FORUM: There were two (2) homeowners in attendance at the Meeting to discuss proposed architectural submittals and concerns with contractors parking on both sides of Cassis.

LITIGATION UPDATE: There was no report provided.

GOLF COURSE: President Susan Adams reported that the Association's Landscape Maintenance Contractor Nieves Landscapes met with the representative from Monarch Beach Resorts who performs the landscape maintenance for KSL Resorts to discuss the irrigation on the golf course slopes. Ms. Adams is pleased to report that both landscape contractors have established a good line of communication. Ms. Adams indicated that the irrigation has been fixed and is properly watering the slope behind 1 to 17 Costa del Sol.

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

45 CASSIS ARCHITECTURAL APPLICATION: Upon a motion duly made and seconded, the Board voted unanimously to deny the February 25, 2015 Architectural Application to install landscape, hardscape, a barbecue island, and a built-in bar structure, as submitted.

PAY UTILITIES VIA AUTO PAY: Upon a motion duly made and seconded, the Board voted unanimously to approve paying the Association's utility bills via auto pay.

REVIEW ASSOCIATION'S PAINT PALETTE: Upon a motion duly made and seconded, the Board voted unanimously to defer this matter to the March 25, 2015 Board of Directors Meeting.

APPROVAL OF THE GENERAL SESSION MEETING MINUTES: Upon a motion duly made and seconded, the Board voted unanimously to approve the January 28, 2015 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 January 2015 Financial Statements, as presented. The Board directed Management to reallocate funds from contingency to the landscape, walls and sign reserves on the schedule of reserve liabilities.

RESOLUTION TO RECORD A LIEN FOR ACCOUNT # 066-01-000153-01: Upon a motion duly made and seconded, the Board voted unanimously to approve the Recording of a Lien against account # 066-01-000153-01.

COMMITTEE REPORTS:

PARKING PATROL: The Board directed Management to contact Patrol One to ensure that they are monitoring and enforcing no parking in the fire lane zone.

LANDSCAPE COMMITTEE: The Board reviewed the landscape correspondence with no action required.

REVIEW OF MULCH OPTIONS: At the request of a homeowner, the Board reviewed the various types of mulch that is available for use in the common areas of the community. While the Board took the homeowner's comments into consideration, the Board determined that the budget does not have the capacity to absorb such a significant increase in expense in order to utilize a different more costly type of mulch. The Board directed Management to send the homeowner a response letter regarding this matter.

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

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 February 26, 2015, the Board of Directors called the Executive Session Meeting to order at 5:25 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 5:32 p.m., at which time the Board of Directors convened into the General Session Meeting. At 6:20 p.m. the Board of Directors adjourned the General Session and reconvened into Executive Session. The Board of Directors Executive Session was adjourned at 6:50 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 6:51 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: 

DATE: 3, 25, 15

PRINT NAME: Susan Adams

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: 

DATE: 3 26, 15

PRINT NAME: ALBERT KAISER

TITLE: TREASURER