

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
GENERAL SESSION MEETING MINUTES  
WEDNESDAY, MARCH 25, 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 is scheduled for April 29, 2015 at 5:30 p.m., at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach, CA. The next Landscape Committee Meeting shall be held on Wednesday, April 8, 2015.

**HOMEOWNERS' FORUM:** There were one (1) homeowner in attendance at the Meeting to express his concerns with the potential impact that the proposed expansion of the South Shores Church may have on the Association.

**REVISION TO THE DISPUTE RESOLUTION PROCEDURES IDR & ADR:** Upon a motion duly made and seconded, the Board voted unanimously to ratify and adopt the revision to the Dispute Resolution Procedures IDR & ADR, which reflects recent changes to the law that have become effective January 1, 2105.

**LITIGATION UPDATE:** The March 11, 2015 Litigation Update which was mailed to the membership is hereby being made part of these Minutes as Exhibit A.

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

**MOTION:** Upon a motion duly made and seconded, the Board voted unanimously to authorize Vice President Robert Lippert to order an architectural approval stamp to be used on the large scale plans, which includes two (2) lines for the neighbor's signatures.

**1 VILLE FRANCHE ARCHITECTURAL APPLICATION:** Upon a motion duly made and seconded, the Board voted unanimously to approve the Architectural Application to install a new front door, garage door, rain gutters, exterior lighting and shutters, address numbers, stain the driveway, and the exterior of the house and wrought iron fencing, as submitted.

**17 VILLE FRANCHE ARCHITECTURAL APPLICATION:** Upon a motion duly made and seconded, the Board voted unanimously to approve the Architectural Application for the revised spa equipment enclosure, as submitted.

**45 CASSIS ARCHITECTURAL APPLICATION:** Upon a motion duly made and seconded, the Board voted unanimously to deny the Architectural Application to install an air conditioning unit on the south side of the house has been denied, as the application was incomplete.

**19 VILLE FRANCHE ARCHITECTURAL PLANS:** The homeowner submitted preliminary plans for an addition to the second story of the house. The homeowner at 17 Ville Franche objects to the current proposed plans because they believe it obstructs their ocean view. The homeowner at 19 Ville Franche indicated that the plans are being revised to try to eliminate any view obstruction for the homeowner at 17 Ville Franche. The Board directed Management to communicate with the homeowner at 19 Ville Franche to request that they submit an Architectural Application and erect story poles to depict the outline of the proposed roof.

**PROPOSED REVISION TO THE ASSOCIATION'S PAINT PALETTE:** Upon a motion duly made and seconded, the Board voted unanimously to approve the proposed revision to the Association's paint palette. The proposed revision reflects the removal of scheme two and scheme three (gray schemes) of the "2008 approved new schemes." The Board directed Management to disseminate a copy of the proposed revision to the Association's approved paint palette to the membership for a thirty (30) day commentary period, in compliance with the provisions of the law. The Board will consider final ratification of this revision at the May 27, 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 February 26, 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 February 2015 Financial Statements, as presented.

**COMMITTEE REPORTS:**

**PARKING PATROL:** The Patrol One Reports were reviewed with no action required.

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

**PEST CONTROL REPORT:** The Board reviewed the Atlas Pest Management Report. It was reported that there is a problem with increased rodent activity coming from the slope behind 31 and 33 San Raphael. The Board directed Management to send a work order to Atlas Pest Management to inspect the area to ensure that there are a sufficient number of stations on the slope to accommodate this increased rodent activity and that the stations are adequately filled with bait.

**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 March 25, 2015, the Board of Directors called the Executive Session Meeting to order at 5:10 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 6:15 p.m. the Board of Directors adjourned the General Session and reconvened into Executive Session. The Board of Directors Executive Session Meeting was adjourned at 6:51 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.

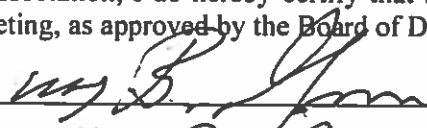
SIGNED: 

PRINT NAME: Susan Adams

DATE: 4/22/15

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: 

DATE: 4, 22, 15

PRINT NAME: W. B. GRAVES

TITLE: Secretary