

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
GENERAL SESSION MEETING MINUTES
WEDNESDAY, JUNE 24, 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 5:40 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; AI 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 July 22, 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, July 8, 2015.

HOMEOWNERS' FORUM: There was one (1) homeowner in attendance at the Meeting to discuss the use of pesticides on the community slopes and architectural matters. President Susan Adams informed the homeowner that the Board along with the landscape contractor have investigated other options for weed abatement. Ms. Adams indicated that the Board is considering using Avenger, which is an organic citrus oil based product as an alternative option to be used on the common area slopes. Ms. Adams further indicated that although Avenger is a more expensive product, which will result in \$150.00 more per month, the Board believes the benefits outweigh the additional expense.

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

53 CASSIS ARCHITECTURAL APPLICATION: Upon a motion duly made and seconded, the Board voted unanimously to approve the May 14, 2015 Architectural Application to install a rear yard fence, as submitted.

57 SAN RAPHAEL ARCHITECTURAL APPLICATION: Upon a motion duly made and seconded, the Board voted unanimously to approve the May 27, 2015 Architectural Application to install a new garage door, as submitted.

7 CASSIS ARCHITECTURAL APPLICATION: Upon a motion duly made and seconded, the Board voted unanimously to approve the May 26, 2015 Architectural Application to install a new garage door, as submitted.

PROPOSED REVISION TO THE ARCHITECTURAL APPLICATION: Upon a motion duly made and seconded, the Board voted unanimously to approve the proposed revision to the Architectural Application stating each page must be signed and dated by the affected neighbors.

APPROVAL OF THE GENERAL SESSION MEETING MINUTES: Upon a motion duly made and seconded, the Board voted unanimously to approve the May 27, 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 May 2015 Financial Statements, as presented.

COMMITTEE REPORTS:

PARKING PATROL: The Patrol One Report was reviewed with no action required.

LANDSCAPE COMMITTEE: Upon a motion duly made and seconded, the Board voted unanimously to approve the Nieves Proposal, in the amount of \$150.00, per month to begin using Avenger, the organic weed control product for weed abatement and instruct Nieves Landscape to ensure they always post notice in the community whenever the slopes are being sprayed with Avenger. The Board directed management to request Nieves Landscape to prepare an Addendum to the contract to include using Avenger for weed control.

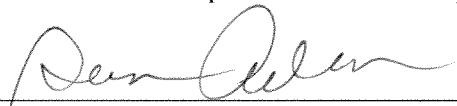
PEST CONTROL REPORT: The Atlas Pest Management Report was reviewed. The Board directed management to send a work order to address rodent activity on the slope by 7 Santa Lucia and squirrel activity on the slope by 7 Costa del Sol.

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 June 24, 2015, the Board of Directors called the Executive Session Meeting to order at 5:03 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 5:47 p.m., at which time the Board of Directors convened into the General Session Meeting.

ADJOURN: With no further business, the Board adjourned the General Session Meeting at 6:40 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 a true and accurate depiction of events that occurred at the Meeting herein described.

SIGNED: 

DATE: 7/22/15

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: 7/22/2015

PRINT NAME: W.B. GRAVES

TITLE: SECRETARY