

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
GENERAL SESSION MEETING MINUTES  
WEDNESDAY, AUGUST 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 6:10 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 September 23, 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, September 10, 2015.

**HOMEOWNERS' FORUM:** There were three (3) homeowners in attendance at the Meeting to discuss architectural, and other community related matters.

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

**15 MONACO ARCHITECTURAL APPLICATION:** The Board reviewed the Architectural Application and plans to build a deck, submitted by the homeowner and completed an on-site inspection. Vice President Robert Lippert will contact the homeowner at 12 Monaco to view the proposed deck staircase for any possible view impairment from the owner's property. Barney Graves and Al Kaiser will also participate in this review process. Upon a motion duly made and seconded, the Board voted unanimously to preliminarily approve the project, and authorized Robert Lippert to provide final approval, based upon the review of the affect the staircase may have on the neighbor at 12 Monaco.

**7 SANTA LUCIA:** The homeowner attended the Meeting to submit an Architectural Application with a basic preliminary drawing to enlarge the house. The Board requested that the owner erect story poles to depict the dimensions and height of the proposed addition. Upon a motion duly made and seconded, the Board voted unanimously to deny the Architectural Application at this time, as it is incomplete.

**NOMINATING COMMITTEE:** Upon a motion duly made and seconded, the Board voted unanimously to appoint President Susan Adams, as the Committee chair, and Robert Lippert and Steve Novak, as Committee Members.

**APPROVAL OF THE GENERAL SESSION MEETING MINUTES:** Upon a motion duly made and seconded, the Board voted unanimously to approve the July 22, 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 July 2015 Financial Statements, as presented.

**RESOLUTION TO RECORD A LIEN FOR ACCOUNT #066-51874:** Upon a motion duly made and seconded, the Board voted unanimously to approve the Resolution to Record a Lien for Account #066-51874.

**COMMITTEE REPORTS:**

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

**LANDSCAPE COMMITTEE:** The Landscape Report was reviewed with no action required.


**PEST CONTROL REPORT:** The Atlas Pest Management Report 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 August 26, 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 6:10 p.m., at which time the Board of Directors convened into the General Session Meeting. At 6:45 p.m. the Board of Directors adjourned the General Session and reconvened into Executive Session. The Board of Directors Executive Session was adjourned at 7:25 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 7:26 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: 9 / 23 / 15

PRINT NAME: SUSAN DOOMY

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: 9 / 23 / 2015

PRINT NAME: W. B. GRAVES

TITLE: SECRETARY