

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
GENERAL SESSION MEETING MINUTES
WEDNESDAY, SEPTEMBER 23, 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 5:35 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 Barney Graves, Secretary. Also present was Jill Drechsler, representing WEBB Community Management, Inc., as the Association's Authorized Management Agent.

ABSENT: Member at Large Bill Pine was not present at the Meeting.

ANNOUNCEMENTS: The Annual Membership Meeting and Election is scheduled for October 28, 2015 at 6:00 p.m. at the Monarch Hills Condominium Clubhouse. The next Board of Directors Meeting is scheduled for October 26th or October 27th, 2015 at 5:30 p.m., at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach. There will not be a November Board of Directors Meeting. The next Landscape Committee Meeting shall be held on Wednesday, October 14, 2015.

HOMEOWNERS' FORUM: There were no homeowners in attendance at the Meeting.

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

25 COSTA DEL SOL ARCHITECTURAL APPLICATION: Upon a motion duly made and seconded, the Board voted unanimously to approve the Architectural Application to paint the garage door, as submitted.

GARAGE SALE: Upon a motion duly made and seconded, the Board voted unanimously to approve a community garage sale on Saturday, October 24, 2015, which will be organized by homeowner Jim Shockey. The Board directed management to request Mr. Shockey make arrangements with a charitable organization for pick-up any unwanted items, which are to be left on or near the driveway on the day of the garage sale. Mr. Shockey will distribute a flyer to the community announcing the garage sale and related details.

APPROVAL OF THE GENERAL SESSION MEETING MINUTES: Upon a motion duly made and seconded, the Board voted unanimously to approve the August 26, 2015 Board of Directors General Session Meeting Minutes, as presented.

DRAFT ANNUAL BUDGET FOR YEAR ENDING 2016: Upon a motion duly made and seconded, the Board voted unanimously to approve the Draft Annual Budget for year ending 2016, in the amount of \$140.00, per unit, per month, as submitted.

DRAFT RESERVE STUDY: Upon a motion duly made and seconded, the Board voted unanimously to approve the Foresight Financial Services, Inc. Draft Reserve Study for year ending 2016, as presented.

APPROVAL OF FINANCIAL REPORTS: Upon a motion duly made and seconded, the Board voted unanimously to approve the August 2015 Financial Statements, as presented.

MOTION: Upon a motion duly made and seconded, the Board voted unanimously to reallocate reserve funds on the Schedule of Reserves of the financials.

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.

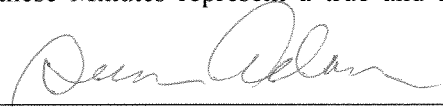
PEST CONTROL REPORT: The Atlas Pest Management Report with no action required.

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 September 23, 2015, the Board of Directors called the Executive Session Meeting to order at 5:00 p.m. discuss approval of the Minutes of the previous Board of Directors Executive Session Meeting; matters of attorney-client privilege; member discipline; matters related to formation of third party contracts; personnel matters; and review of collection matters. The Board of Directors Executive Session was adjourned at 5:35 p.m.

ADJOURN: With no further business, the Board adjourned the General Session Meeting at 6:25 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: 10 / 26 / 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: 10 / 26 / 2015

PRINT NAME: W. F. Graves

TITLE: SECRETARY