

CORNICHE SUR MER HOMEOWNERS ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

JULY 27, 2016

*** * * MINUTES * * ***

NOTICE Upon due notice given and received, the members of the Board of Directors for the Corniche Sur Mer Homeowners Association met in Regular Session on Wednesday, July 27, 2016 at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach, California.

CALL TO ORDER Following the Executive Session Meeting to discuss the following topics: Approval of June 2016 Executive Session Minutes and Short Term Rental enforcement action, this meeting was called to order at 5:05 p.m. by Board President Susan Adams.

ATTENDANCE

Present: Susan Adams, President
Robert Lippert, Vice President
Al Kaiser, Treasurer
Barney Graves, Secretary
Billy Pine, Director

Management: Lisa Klasky, Progressive Community Mgmt.

Also Present: Rick and Eileen Ramsey, 1 Cassis

HOMEOWNER FORUM

The Ramseys at 1 Cassis were present to request consideration for the Association to agree to pay for pine tree removals from the golf course slope as these trees are within the HOA easement for view protection. The Golf Course has granted authorization for the pines trees to be removed and they obtained a cost from their vendor Earthco at \$550 per tree.

The Ramseys provided aerial photos showing the property lines for the homes in this area and it clearly identifies the homeowner lots and the golf course lots. The Ramseys have identified 9 trees in the first tier, and 7 trees in the second tier, all behind the homes of 1, 3, 5, 7, and 9 Cassis. The Board advised that these neighbors would need to be consulted on this issue as well.

The Board thanked the Ramseys for all of their research and agreed to investigate this issue further.

CONSENT CALENDAR

A “consent calendar” has been prepared to expedite the business decisions. One motion will approve all items on the consent calendar. Approved: Unanimously.

Resolved: To approve the June 22, 2016 Board Meeting minutes as presented.

Resolved: To accept the June 2016 financial statements as prepared by Progressive Community Management for review by the CPA for the fiscal year end.

Resolved: To accept for file the updated report from ALS for the collection of one delinquent account.

Resolved: To approve the proposal from Accurate Voting Services to provide Inspector of Election services, in accordance with the California Civil Code for the 2016 Annual Meeting of the Members at a cost of \$710 plus meeting attendance.

MONUMENT SIGN LETTERING PROPOSAL

Dimensional Graphics is proceeding with the lettering portion of this project, and all stone work has been ordered for Webb Construction to do the installation. The color of RAL8028 (dark brown) was selected as the lettering color. The Board ratified the approval to Webb Construction to handle the masonry portion of this project a cost of \$3,000. Upon motion duly made and seconded:

Resolved: The Board approved the ratification of the proposal from Webb Construction to install the masonry portion of this project at a cost of \$3,000. Approved: Unanimous.

Susan advised that the cost to relandscape the areas in front of each of the monument sign walls will be \$1,500 and \$1,000 respectively. Upon motion duly made and seconded:

Resolved: The Board approved the landscape costs totaling \$2,500 upon the completion of the new monument wall signs. Approved: Unanimous.

SLURRY SEAL PROPOSALS

Robert is meeting with one or two of the competitive bidders from last month’s proposals to define this year’s scope of work and evaluate the road slurry or overlay options.

ANNUAL MEETING PLANNING

A candidacy statement form was sent with the August billing to all owners, with a submittal deadline of September 9th. This year we have Robert and Susan’s positions expiring, and both have agreed to run again. In accordance with the Election Rules, a Nominating Committee is

to be appointed by the Board which consists of a Chairperson who shall be a member of the Board and two more members. According to the 2015 Annual Meeting minutes, the Committee was not appointed at that time. This year's meeting will be held at the Monarch Hills Clubhouse on Wednesday, October 26, 2016. Upon motion duly made and seconded:

Resolved: The Board appointed a 3-member Nominating Committee of Billy Pine, Barney Graves and Al Kaiser for the 2016 Annual Meeting. Approved: Unanimous.

PROPERTY INSPECTION

The Board and Management met earlier today at 4:30 p.m. to perform a Property Inspection. Notices will be sent accordingly.

GOALS/STRATEGIC PLAN

We are tracking a list of goals/projects for 2016:

Community Signage – almost complete

Slope Renovation – Ville Franche done, next area will be Santa Lucia to San Raphael

Street Lighting – lantern replacement, to be addressed in coming months

Street Slurry – on this agenda

MEMBER COMMUNICATIONS/NEWSLETTER IDEAS

The following topics will be included in the September newsletter: agenda posting location, update on projects for 2016, organic sprays/weeds, Drought landscape-solar matters, and street sweeping schedule.

LANDSCAPE COMMITTEE

Our July 2016 walkthrough was very productive and the report was provided. A proposal for the installation of replacement plants as needed throughout the community was presented for a cost of \$5,930. Upon motion duly made and seconded:

Resolved: The Board approved a proposal for the installation of replacement plants throughout the community at a cost of \$5,930. Approved: Unanimous.

Our August walkthrough is scheduled for Wednesday, August 10th at 3:30 p.m. Work orders are being issued as needed for routine maintenance and Cornerstone has been very responsive.

ARCHITECTURAL COMMITTEE

We are working with Robert Lippert to submit applications as received.

The owner at 11 Cortina is unhappy that the air conditioning unit was approved at 9 Cortina over her objections. The Committee has met with the owner and he has agreed to add sound attenuation measures to the unit selected, which is the quietest available. This installation does meet with all Association standards and the approval stands.

PATROL SERVICE REPORTS

The reports were received from Patrol One as well as all correspondence related to the parking patrols.

We have run into a frustration with Patrol One advising that they will be unable to enforce the parking at the end of Cassis for “beach goers” parking there from other communities. The Board agreed to add “Parking for CSM residents only, No Beach Parking” temporary signs on tall poles at the end of the Cassis cul de sac. Upon motion duly made and seconded:

Resolved: The Board approved “Parking for CSM residents only, No Beach Parking” temporary signs on tall poles at the end of the Cassis cul de sac. Approved: Unanimous.

The Board approved a 10 day safelist for the owner of 1 Monaco as requested. Upon motion duly made and seconded:

Resolved: The Board approved a 10 day safelist for 1 Monaco as requested. Approved: Unanimous.

ADJOURNMENT

There being no further business to come before the Board in regular session at this time, the Board adjourned at 6:30 p.m. The next regular session Board meeting will be held on Wednesday, August 24, 2016 at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach.