

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION**

**MEETING OF THE BOARD OF DIRECTORS**

**AUGUST 24, 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, August 24, 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 July 2016 Executive Session Minutes, Member Communications-Legal Review, and Homeowner Hearings, this meeting was called to order at 6:15 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: Amy Crapo  
Clint Grucky-Monterey Lighting Solutions

**HOMEOWNER FORUM**

Homeowner Amy Crapo was present to observe the meeting.

**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 July 27, 2016 Board Meeting minutes as presented.

**Resolved:** To accept the July 2016 financial statements as prepared by Progressive Community Management for review by the CPA for the fiscal year end. The Board further approved a clean-up of the balances owing by writing of any past due balances \$28.00 and under.

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

## **RESERVE STUDY UPDATE PROPOSAL**

The Board reviewed the proposals from Advanced Reserve Solutions and Foresight Financial to prepare this year's Reserve Study update. The costs compare with ARS proposing a cost of \$450 without a site inspection or \$700 with a site inspection. Foresight Financial is proposing a cost of \$425 without a site inspection and \$745 with a site inspection. Upon motion duly made and seconded:

**Resolved:** The Board approved the proposal for a reserve study update this year by Foresight Solutions without a site inspection, for a total of \$425. Approved: Unanimous.

## **SLURRY SEAL PROPOSALS**

Robert is meeting with the competitive bidders from last month's proposals to define this year's scope of work. Revised bids have been received from Quickel Paving and Competitive Asphalt Coatings. In the interest of time, this issue will be tabled to the September meeting. The Board also requested that the issue of rolling speed bumps be considered at this time as well.

## **GOLF COURSE TREE REMOVAL REQUEST**

As a follow up to the request presented by the Ramseys of 1 Cassis last month, the Board discussed this issue further. It was decided that Susan, Robert and Management will meet with Eric Lohman of the Monarch Beach Links to review the scope of this issue further and whether access across the golf course will be granted.

## **STREET LIGHT FIXTURE REPLACEMENT IDEAS**

Clint Grucky with Monterey Lighting Solutions was present to discuss the street light fixture replacement process. Clint has many ideas for different style, nautical looking fixtures. The new style fixtures can accomplish several goals at the same time: 1) LED lights can be directed without shields; 2) LED lights will save electricity costs and be replaced less frequently; 3) Marine grade finish will help lengthen the useful life of the fixtures. Clint advised that it will take 4-6 weeks to install a sample fixture once a selection is made. More samples and details will be provided shortly.

## **HOLIDAY LIGHTING PREPARATION**

The Board discussed the idea of having holiday garland around the new monument signs for the holidays. Bids and ideas will be obtained for the next meeting.

## **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 – installation complete, lighting and landscaping next

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 September agenda

Website Domain – on September agenda

## **MEMBER COMMUNICATIONS/NEWSLETTER IDEAS**

The following topics will be included in the December newsletter: agenda posting location, update on projects for 2016, and holiday schedules.

## **LANDSCAPE COMMITTEE**

Our August 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 \$2,155. 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 \$2,155. Approved: Unanimous.

A proposal for the installation of Fall color was presented for a cost of \$800. Upon motion duly made and seconded:

**Resolved:** The Board approved a proposal for the installation of Fall color at a cost of \$800. Approved: Unanimous.

A proposal for the replacement of an irrigation valve at a cost of \$350. Upon motion duly made and seconded:

**Resolved:** The Board approved a proposal for the replacement of an irrigation valve at a cost of \$350. Approved: Unanimous.

Our September walkthrough is scheduled for Wednesday, September 14<sup>th</sup> 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 of 22 San Raphael has submitted for approval of an interior loft with an exterior window. The Board looked at this home earlier today and approved the application as submitted after reviewing the construction plans submitted to the City.

**PATROL SERVICE  
REPORTS**

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

**ADJOURNMENT**

There being no further business to come before the Board in regular session at this time, the Board adjourned at 6:45 p.m. The next regular session Board meeting will be held on Wednesday, September 28, 2016 at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach.

**ATTEST**

Signature \_\_\_\_\_ Date \_\_\_\_\_