

CORNICHE SUR MER HOMEOWNERS ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

SEPTEMBER 28, 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, September 28, 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 August 2016 Executive Session Minutes, Member Communications-Legal Review, and Homeowner Hearings, this meeting was called to order at 4:55 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.

HOMEOWNER FORUM

There were no homeowners 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 August 24, 2016 Board Meeting minutes as presented.

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

Resolved: The Board added the reallocation of reserve funds to combine various accounts and to transfer balances to create positive balances in each account.

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

Resolved: To accept the proposal from Schonwit & Associates to prepare the fiscal year-end tax returns and financial audit report at a cost of \$1,185.

CASSIS CUL DE SAC

PARKING RESTRICTIONS:

After reading the article in the September newsletter and seeing the new signs posted, Homeowner Steve Novak expressed concern with the enforcement of “No Beach Parking” at the Cassis Cul de Sac. Management will reply to Mr. Novak advising that the signs are to restrict parking to Corniche Sur Mer residents only, not to restrict the parking to Cassis owners only. There has been a concern of daily parking of vehicles with guest passes from other communities on a regular basis.

SLURRY SEAL PROPOSALS

Robert is meeting with the competitive bidders from the recent proposals to define this year’s scope of work. The Board agreed to table this proposal review until the January meeting.

GOLF COURSE TREE REMOVAL REQUEST

As a follow up to the request presented by the Ramseys of 1 Cassis at the July meeting, a special meeting has been arranged with Golf Course General Manager Eric Lohman, Susan and Lisa. After this meeting, the Board should discuss whether the Association is agreeable to incur the expense to have some or all of these trees removed.

STREET LIGHT FIXTURE REPLACEMENT IDEAS

After Clint Grucky from Monterey Lighting attended last month’s meeting, he sent over some fixture ideas for the Board to view. The Board unanimously agreed that they like the Oakhurt fixture from ELA. Management will request the specifications including sizes, finishes and costs for this fixture. After a final determination is made, the sample fixture is to be installed at the corner of Cassis and Santa Lucia.

MONUMENT SIGN LIGHTING

The Board reviewed a proposal from Webb Construction for the installation of lights at both new monument signs for a cost of \$5,680.

Resolved: The Board approved the proposal from Webb Construction for the installation of lights at both new monument signs for a cost of \$5,680. Approved: Unanimous.

HOLIDAY LIGHTING PROPOSALS

The Board reviewed two proposals (both at \$700) for the installation of lighted holiday garland on the new entry monument signage. Upon motion duly made and seconded:

Resolved: The Board approved the proposal from Lights Express for a cost of \$700 for the installation of lighted holiday garland on the new entry monument signage. Approved: Unanimous.

RITZ POINTE VIEW OBSTRUCTION

CSM Homeowner Vicky O'Toole (57 Cassis) has submitted correspondence for the Board's review regarding responses she has received from both Ritz Pointe and the Master Association regarding a tree/view blockage from a neighbor in Ritz Pointe. Both Associations have advised that they have no obligation to protect a view for a neighboring association member. The Board is most sympathetic with this issue and encourage her to talk to the neighbor directly in person, to advise that the CSM will extend the \$200 tree removal incentive program to the neighboring Ritz Pointe owner for the removal of the palm tree.

SOBER LIVING FACILITIES

Billy asked that this item be added to the agenda as this is becoming an issue that local associations and Cities are facing. The Board reviewed two recent articles from the Orange County Register for review. This issue has been raised in other associations and while an association can enforce CC&R provisions with regard to parking, use restrictions and maintenance, group homes cannot be prohibited based on the "no commercial activity" provision in all CC&R's.

PROPOSED RULE CHANGES

Robert has requested that this topic be added to the agenda for the Board to discuss a review of the rules and compliance assessments. Robert offered to review the current rules and make suggestions for revisions to be discussed at the November 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**, next is landscape in foreground
Slope Renovation – **Ville Franche complete**, next is Santa Lucia/San Raphael
Street Lighting – lantern replacement, on agenda
Street Slurry – on agenda
Replace dying trees- January agenda, consider arbutus

MEMBER COMMUNICATIONS/NEWSLETTER IDEAS

The following topics will be included in the December newsletter: agenda posting location, update on projects for 2016, provide Pitera update info, street Sweeping day reminder-complaints from sweeper that cars are impacting their ability to clean the streets and holiday schedules.

LANDSCAPE COMMITTEE

Our September 2016 walkthrough was very productive and the report was provided. A proposal for the installation of replacement plants and sprinklers alongside of 16 Costa Del Sol for a cost of \$208. Upon motion duly made and seconded:

Resolved: The Board approved a proposal for the installation of replacement plants and sprinklers for a cost of \$208. Approved: Unanimous.

A request for reimbursement of a \$200 incentive for tree removal was approved for Mr. Aminpour. Upon motion duly made and seconded:

Resolved: The Board approved a \$200 tree removal incentive for Mr. Aminpour. Approved: Unanimous.

Our October walkthrough is scheduled for Wednesday, October 12th 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 Committee has received an incomplete submittal from 7 Santa Lucia for room additions; however, the plans are being rejected as they do not have the detail needed for this type of submittal. Additionally, the Association has received concerns from several neighboring owners that the staking at 7 Santa Lucia clearly shows their ocean view will be obstructed by this proposed construction. The plan is being rejected as it is incomplete and in the meantime,

Robert will meet with the neighbors to view the staking impact. Upon motion duly made and seconded:

Resolved: The Board is rejecting the room addition plans as submitted by 7 Santa Lucia as the plans are incomplete and in the meantime, Robert will meet with the neighbors to view the staking impact. Approved: 4, Abstained: Al Kaiser.

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 6:10 p.m. The next regular session Board meeting will be held on Wednesday, November 16, 2016 at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach.