

CORNICHE SUR MER HOMEOWNERS ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

JANUARY 25, 2017

*** * * 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, January 25, 2017 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 previous Executive Session Minutes and Homeowner Hearings, this meeting was called to order at 6:00 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: Gene Monroe, 7 Cassis

HOMEOWNER FORUM

Homeowner, Gene Monroe, was present to express his support of the proposed enforcement policy and suggested some more detailed restrictions.

**MOTION TO ADOPT AGENDA
AS PUBLISHED**

The Board reviewed and approved the agenda as published. Upon motion duly made and seconded:

Resolved: The Board adopted the agenda as published. Approved: Unanimous.

**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 November 16, 2016 Board Meeting minutes as written.

Resolved: To accept the November and December 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 agree to waiving soft costs only (\$625) at the end of the payment plan for the homeowner currently in collections with ALS, if there is no further default from the payment plan. Board will further consider the request for further waiver of some hard costs if there is no further default until the account is close to final payoff. Approved: Unanimous.

Resolved: To approve turning account #CM153 to ALS if the account is not paid in full by February 7, 2017, after the last chance to pay letter is sent.

Resolved: To approve the proposal from Accurate Voting Services for this year's Inspector of Election services at the same costs as last year, as required in the Civil Code as presented.

Resolved: To approve the suggested changes to the Enforcement and Fine Policy as presented to the members for the comment period, subject to further discussion with David Cane.

SATELLITE DISH INSTALLATIONS

The Board reviewed photos of some satellite dishes installed on the front of homes and FCC regulations in this regard. The Board discussed the ability to enforce relocation of these dishes in compliance with the FCC regulations. Director Lippert confirmed with Direct TV that the charge is \$50 to relocate dishes to a less conspicuous location. The Board agreed that it would be beneficial to offer to these 7 owners a reimbursement plan to relocate these dishes already installed. Further, the Board would like to consider a policy change to allow for an express turn around for dish submittals by the ACC, noting that dishes are to be installed in the least conspicuous location possible. Upon motion duly made and seconded:

Resolved: The Board agreed that it would be beneficial to offer to these 7 owners a reimbursement plan to relocate these dishes already installed. Approved: Unanimous.

MASTER ASSOCIATION INSURANCE

The Board reviewed correspondence related to the Master Association's insurance coverage with Susan in this regard. Also reviewed was correspondence between Barney and the Master Association regarding the assessment increase.

GOLF COURSE TREE REMOVAL

The Board reviewed correspondence from the Demas' in Ritz Pointe requesting reimbursement of the costs they allegedly paid to the Golf Course to trim trees on CSM property that we later removed. Upon motion duly made and seconded:

Resolved: To decline the Demas' request for reimbursement from the previous trimming of golf course trees. Approved: Unanimous.

SLURRY SEAL PROPOSALS

Robert is meeting with the competitive bidders from the recent proposals to define this year's scope of work. The Board reviewed new information obtained from Quickel Paving and Competitive Asphalt Coatings.

PROPERTY INSPECTION

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

MONUMENT LIGHTING

There are comments by the CSM homeowner at 19 Cortina that the monument lighting on the Venezia/Ritz Pointe corner is a distraction as the metal frames extend up into the stone work. A Monarch Hills homeowner at 44 Corniche Drive has also expressed concern that the lights at this monument shine into her living room and kitchen. Upon motion duly made and seconded:

Resolved: Robert will check with David Webb about the ability to lower the lights and offer to meet with the homeowner at 44 Corniche to see the impact. Approved: Unanimous.

GOALS/STRATEGIC PLAN

A tracking list of goals/projects for 2017:

Slope Renovation –Santa Lucia/San Raphael

Street Lighting – **lantern replacement, sample on order for installation in late February**

Street Overlay – **on agenda**

Refresh website- new photos

MEMBER

COMMUNICATIONS/NEWSLETTER IDEAS

The following topics will be included in the April 2017 newsletter: Projects for 2017 – next slope Santa Lucia to San Raphael, approval of Enforcement/Fine Policy, street light sample being installed, and satellite dish placement.

LANDSCAPE COMMITTEE

Our January 2016 walkthrough was cancelled due to rain. Pending is an inspection of the golf course slope for weeding/watering and plant growth.

The Board reviewed the following proposals:

Install plants at Cortina/Venezia slope, slope across from 17 and 21 Cassis- total \$675. Upon motion duly made and seconded:

Resolved: To approve the proposal by Cornerstone to install plants at Cortina/Venezia at a cost of \$675. Approved: Unanimous.

Install a drain pipe at Cassis and Santa Lucia- total \$4,685. It was decided that Robert will talk with Adan about this proposal/scope of work.

Our February walkthrough is scheduled for Wednesday, February 8th at 3:30 p.m. An issue to be addressed is the possible replacement of dying trees with arbutus trees.

Work orders are being issued as needed for routine maintenance and Cornerstone has been very responsive.

ARCHITECTURAL COMMITTEE

We are working with Robert to submit applications as received. To date all submittals have been processed.

PATROL SERVICE REPORTS

The Board reviewed reports received by 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 6:42 p.m. The next regular session Board meeting will be held on Wednesday, February 22, 2017 at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach.