

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
May 23, 2018**

*** * * 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, May 23, 2018 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 4:50 p.m. by Board President Susan Adams.

ATTENDANCE

Present:	Susan Adams, President Robert Lippert, Vice President Al Kaiser, Treasurer Billy Pine, Director
Absent:	Barney Graves, Secretary
Management:	Progressive Community Management Eli Perez, CCAM, Community Manager

HOMEOWNER FORUM

Laura Terry/15 Monaco was present at homeowner forum to discuss a concern about dog illnesses and to review pesticides that are used on the common areas.

**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. Upon motion, duly made and seconded:

Resolved: To accept the Minutes of the Meeting of April 25, 2018.

Resolved: To accept the April 30th financial statement 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.

Approved: Unanimous.

BUSINESS ISSUES

TRASH BIN PLACEMENT ORGANIZATION REQUEST/UPDATE

The Board reviewed correspondence from CM080 and CM083 after a notice was sent to all San Raphael cul de sac owners to ascertain their feedback on the plan to paint squares and numbers to assist owners with trash collection. Upon motion duly made and seconded:

Resolved: To direct Quickel Paving to paint over the green lines as they came out too big and to follow-up with CM080 and CM083 on the Board’s response. Approved: Unanimous.

PROPERTY INSPECTION

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

GOALS/STRATEGIC PLAN

Goals/projects for 2018:
Slope Renovation: Santa Lucia - **In-process*
Street Slurry - **Completed*
Refresh website/new photos - **In-Process*

MEMBER COMMUNICATIONS NEWSLETTER IDEAS

The following topics will be included in the June newsletter: Update on 2018 projects, check with the Master Association regarding guest lists to ensure accuracy/security, Street Sweeper Day Reminder, Community Safety, Dunn Edwards Paint – Online and 37% Discount, trash and doggie matters and parking program. **The last Newsletter was mailed out with June billing.*

LANDSCAPE COMMITTEE

The May 2018 walkthrough inspection report will be combined with June and presented for Board review.

The Board performed a review of the common area weed control program & Recycled/Reclaimed Irrigation to ensure proper compliance and adherence to current policy and notification requirements. Additionally, all communications received from concerned owners were reviewed. CM075 withdrew a reimbursement request as it could not be determined with certainty that a vendor was responsible for pet illnesses.

Work orders were being issued as needed for routine maintenance and Cornerstone has been responsive. Upon motion duly made and seconded:

Resolved: To review the reports, no further action was required. Approved: Unanimous.

The Board reviewed Cornerstone proposal #413-240 – Slope Renovation adjacent to 1 Santa Lucia and behind 15 & 17 San Raphael. The revised proposal was quoted at \$10,450.00. Upon motion duly made and seconded:

Resolved: To approve the proposal at a total cost of \$10,450.00 and to inform the adjacent owners of the work. Landscape Reserve Fund Expense. Approved: Unanimous.

The Board reviewed Cornerstone proposal #413-248 – Plant material to fill in bare areas on the slope near 1 Cortina. Upon motion duly made and seconded:

Resolved: To approve the proposal at a total cost of \$450.00. Landscape Reserve Fund Expense. Approved: Unanimous.

The Board reviewed Cornerstone proposal #413-257 – Plant material for the corner of Cassis & Santa Lucia. Upon motion duly made and seconded:

Resolved: To approve the proposal at a total cost of \$1,225.00. Operating/Landscape Extras Expense. Approved: Unanimous.

ARCHITECTURAL COMMITTEE

Director Lippert received/reviewed applications and, to date all submittals have been processed. Management to process NOCs for only major architectural changes such as remodels and additions.

The Board reviewed details of the May 10th Architectural Committee visit with 57 Santa Lucia on their rear yard improvements.

The Board discussed the need to update and review all Architectural Committee Community notices and forms with Legal Counsel. The Board also discussed a possible rule addition of requiring pool equipment vaults with all pool/spa installations. Such a rule will result in noise abatement and facilitate better pool and spa installations in the community. Upon motion duly made and seconded:

Resolved: To accept the Architectural Log and send to file. To accept the details of the May 10th Architectural Committee Onsite meeting. To review all forms and send to Legal Counsel for review. To look to Robert at the June meeting on a rules addition and expected commentary period requirement as a result. Operating/Legal Expense. Approved: Unanimous.

PATROL SERVICE REPORTS

The Board reviewed reports received by Patrol One, as well as all correspondence related to the parking patrols.

The Board reviewed communications from CM146 requesting assistance as he is receiving citations for parking on his short driveway in front of his garage.

The Board discussed the parking concerns regarding CM015 as the Grey Toyota Corolla appears stored as the vehicle hardly moves from its current location. Upon motion duly made and seconded:

Resolved: To review the reports from Patrol One with no further action required. To respond to CM146 that after thoughtful consideration, the Board approved a waiver for the owner to park on the short driveway in front of his home since the car doesn't overhang the sidewalk. To communicate with CM015 on ensuring that the vehicle is moved and within compliance of the vehicle storage rule. Approved: Unanimous.

PEST CONTROL REPORTS

The Board reviewed reports received by Clark Pest Control. The Board reviewed all relevant pesticide information to ensure compliance with current laws. Upon motion duly made and seconded:

Resolved: To accept the report provided by Clark Pest Control. Approved: Unanimous.

LIGHTING REPORTS

The Board reviewed all correspondence related to the lighting repairs and replacements. Upon motion duly made and seconded:

Resolved: To accept the reports to file, no further action required. Approved: Unanimous.

The Board reviewed the concern from CM014 as the owner is requesting the lighting be dimmed a little more as the light broadcasts onto her front yard area.

ADJOURNMENT

There being no further business to come before the Board in regular session at this time, the Board adjourned at 5:50 p.m. The next regular session Board meeting will be held on Wednesday, June 27, 2018 at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach.