

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS ~ April 24, 2019**

***** 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, April 24, 2019 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, Member ADR and Member Matters, this meeting was called to order at 5:21 p.m. by Board President Susan Adams.

ATTENDANCE

Present:	Susan Adams, President Robert Lippert, Vice President ~ Via Video Conference Al Kaiser, Treasurer Barney Graves, Secretary ~ Via Telephone Conference Billy Pine, Director
Absent:	None
Management:	Progressive Community Management Eli Perez, CCAM, Community Manager Lisa Klasky, CCAM, Principal Keystone Jaime Chandler, Executive V.P. of Community Management

HOMEOWNER FORUM

None

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 March 27, 2019.

Resolved: To accept the March 31st financial statement as prepared by Progressive Community Management for review by the CPA for the fiscal year end.

Resolved: To accept to file, CM030 collection account status and agreement to terms on current payment plan with the Association.

Resolved: To approve the legal retainer of services with Cane, Walker & Harkins, LLP at a total cost of \$1,200.00.

Approved: Unanimous.

BUSINESS ISSUES

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 2019:
Slope Renovation: Santa Lucia – **Completed**
Slope Renovation: San Raphael – **2019-2020**
Street Rehabilitation – **In-progress**
Refresh website/new photos – **Ongoing**

MEMBER COMMUNICATIONS NEWSLETTER IDEAS

The following topics will be included in the June newsletter: Update on 2019 projects, preserve your home, check with the Master Association regarding guest lists to ensure accuracy/security, Street Sweeper Day Reminder, Community Safety - Speeding, Dunn Edwards Paint – Online and 37% Discount, trash and doggy matters, crime prevention, alert OC and parking program.

LANDSCAPE COMMITTEE

The April 2019 walkthrough inspection report were presented for Board review. Work orders were being issued as needed for routine maintenance and Cornerstone has been responsive. Upon motion duly made and seconded:

Resolved: To accept the inspection and work order reports to file with no further action taken. Approved: Unanimous.

The Board reviewed several proposals from Cornerstone that addressed the expired or expiring plant material located in the common area focal points and slopes. Upon motion duly made and seconded:

Resolved: To approve proposal #413-294 at a total cost of \$800.00. Approved: Unanimous.

The Board reviewed Cornerstone proposal #413-280 for consideration. Upon motion duly made and seconded:

Resolved: To decline the proposal and send to file. Unanimous.

The Board reviewed Member and Vendor communications. Upon motion duly made and seconded:

Resolved: To accept the accept the information with no further action taken. 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.

Resolved: To accept the Architectural Log and send to file. Approved: Unanimous.

The Board reviewed the rear side deck awning and rear yard glass view panels application submitted by 9 Ville Franche with Director Lippert recused from the discussion. Upon motion duly made and seconded:

Resolved: To not approve the installation of forty-seven feet (47') of new glass wall and base shoe running parallel to the rear lot line as it would negatively affect the Ocean view for 7 Ville Franche. To not approve the rear side awning/sunscreen as it is prohibited per article 7 of the CC&Rs. To approve the installation of fifteen feet (15') of new glass wall and base shoe on the side yard and removal of the pilaster without replacement. To run the draft by legal counsel. Approved: Unanimous.

The Board reviewed the side gate/wall at 33 Ville Franche and was measured exceeding 6 feet in height. Upon motion duly made and seconded:

Resolved: To request the members to submit a drawing/as-built plan showing measurements and dimensions of said wall. Approved: Unanimous.

The Board reviewed Member communications. Upon motion duly made and seconded:

Resolved: To accept the accept the information with no further action taken. Approved: Unanimous.

PATROL SERVICE REPORTS

The Board reviewed reports received by Patrol One, as well as all correspondence related to the parking patrols. Upon motion duly made and seconded:

Resolved: To accept the report from Patrol One with no further action taken. Approved: Unanimous.

PEST CONTROL REPORTS

The Board reviewed reports received by Clark Pest Control. The Board reviewed all relevant correspondence related to pest control. Upon motion duly made and seconded:

Resolved: To accept the report provided by Clark Pest Control. To request service for 1-11 Costa Del Sol to check on increased squirrel activity and check on bait stations. 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.

ADJOURNMENT

There being no further business to come before the Board in regular session at this time, the Board adjourned at 5:36 p.m. The next regular session Board meeting will be held on Wednesday, May 22, 2019 at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach.

ATTEST

Signature _____ Date _____