

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING OF THE BOARD OF DIRECTORS
JANUARY 23, 2020**

*** * * 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 Thursday, January 23, 2020 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, reviewing of the Compliance Report, reviewing results of the Property Inspection, conduct Member Hearings, reviewing of Compliance Matters, reviewing of Member Matters and considering Fine Waiver Requests, this meeting was called to order at 6:38 p.m. by Board President Robert Lippert.

ATTENDANCE

Present: Robert Lippert, President
 Billy Pine, Vice President
 Dellita Kobold, Member at Large

Absent: Al Kaiser, Treasurer
 Barney Graves, Secretary

Management: Eli Perez, CMCA, Keystone Community Association Manager

Homeowner: None

HOMEOWNER FORUM

No homeowners were present at homeowner forum.

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 Regular Session Meeting Minutes of November 7, 2019.

Resolved: To accept the October 31st, November 30th and December 31st 2019 financial statements as prepared for review by the CPA at the fiscal year end.

Resolved: To accept to file, member CM030 collection account status as in good standing.

Resolved: To accept the updated and noted annual calendar.

Resolved: To approve the Inspector of Elections proposals presented by Accurate Voting Services at a total cost of \$480.25 before attendance. Operating/Election Service Expense.

Resolved: To ratify Director Lippert’s approval of Cornerstone proposal #413-335 to renovate the monument sign area at Ritz Pointe and Cassis. Total cost \$3,270.00. Landscape Renovation Reserve Fund Expense.

Resolved: To ratify Director Lippert’s approval of Cornerstone proposal #413-336 to renovate the seven corners of the community; Cassis & Costa Del Sol, Cassis & Santa Lucia, Venezia & Cassis, Monaco & Venezia and Ritz Pointe & Venezia. Total cost \$1,250.00. Landscape Renovation Reserve Fund Expense.

Resolved: To ratify Director Lippert’s approval of Cornerstone proposal #413-337 to renovate Santa Lucia & Cassis and Cassis & Costa Del Sol. Total cost \$3,550.00. Landscape Renovation Reserve Fund Expense.

Resolved: To ratify Director Lippert’s approval of Cornerstone proposal #413-339 to renovate Santa Lucia & Villa Franche. Total cost \$550.00. Landscape Renovation Reserve Fund Expense.

Resolved: To ratify Director Lippert’s approval of Cornerstone proposal #413-340 to replace irrigation parts. Total cost \$2,897.50. Landscape Renovation Reserve Fund Expense.

Resolved: To accept the Meter Pedestal Final Inspection Record to file.

Resolved: To accept the Keystone Enhancement Update to file.

Resolved: To accept the General Communications to file.

Resolved: To accept the Work Order Report to file.

Resolved: To accept the November/December 2019 and January 2020 Patrol reports to file.

Resolved: To approve the Revised Election Rules and post to the membership for the 28-day commentary period.

Resolved: To accept the SDG&E Rate Change Notification to file.

Resolved: To decline requiring members that are currently permitted for overnight street parking from submitting for new parking permits.

Resolved: To approve the re-imbusement of \$800.00 for voluntary tree removal as a result of the Association's compliance notice for CM187. Operating/Tree Trimming Expense.

Approved: Unanimous.

BUSINESS ISSUES

STREET SWEEPING PATROL SERVICE

The Board reviewed a proposal for a patrol dedicated to improving the street sweeping service. Upon motion duly made and seconded:

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

STREET SWEEPING PROPOSAL SUNSET PROPERTY SERVICES

The Board reviewed a proposal to compare with the current service. Upon motion duly made and seconded:

Resolved: To decline a change in service and send to file. Approved: Unanimous.

OFFICER REORGANIZATION

The Board discussed changes in officer positions. Upon motion duly made and seconded:

Resolved: To appoint Director Kobold as Treasurer, Director Pine as Secretary, Director Kaiser as Vice President and Director Graves as Member at Large. Approved: Unanimous.

RESERVE COMPONENTS REVIEW

The Board reviewed the current reserve study which indicated some of the reserve components due for replacement. Upon motion duly made and seconded:

Resolved: To table further discussion to the February meeting. Approved: Unanimous.

INSURANCE RENEWAL

The Board discussed the insurance renewal due in March. Upon motion duly made and seconded:

Resolved: To table further discussion to the February meeting and invite the insurance broker to assist with preparations. Approved: Unanimous.

MEMBER COMMUNICATIONS & NEWSLETTER IDEAS

The Board discussed gathering ideas for the next newsletter scheduled to be mailed with March billing. Upon motion duly made and seconded:

Resolved: To direct Management on topics and distribute to the membership in time for March billing. Approved: Unanimous.

LANDSCAPE COMMITTEE

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

Resolved: To accept the inspection reports to file. Approved: Unanimous.

The Board reviewed several proposals for landscape maintenance. Upon motion duly made and seconded:

Resolved: To approve the Cornerstone proposal #413-343 to replace expired Myoporum at the end of Ville Franche at a total cost of \$375.00. Landscape Renovation Reserve Expense. Approved: Unanimous.

Resolved: To approve the Cornerstone proposal #413-345 to replace expired plant material at the end of Santa Lucia at a total cost of \$500.00. Landscape Renovation Reserve Expense. Approved: Unanimous.

**ARCHITECTURAL
COMMITTEE**

The Architectural Committee received/reviewed applications and, to date, all submittals have been processed. Upon motion duly made and seconded:

1. **1 San Raphael:** Front Yard Landscape Modification. Application was denied on January 6, 2020 and is pending resubmittal.
2. **41 Santa Lucia:** Solar Panels. Approved on December 26, 2019.
3. **12 Monaco:** Fence (as-built). Approved on December 6, 2019.
4. **2 Monaco:** Second floor rear sliding door, patio door, replace rear deck and windows. Approved on October 31, 2019.

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

ADJOURNMENT

There being no further business to come before the Board in regular session at this time, the Board adjourned at 7:30 p.m. The next regular session Board meeting will be held on Thursday, February 27, 2020 at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach.

ATTEST