

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION
REGULAR SESSION MEETING OF THE BOARD OF DIRECTORS
JUNE 25, 2020**

*** * * MINUTES * * ***

NOTICE Upon due notice given and received, the members of the Corniche Sur Mer Homeowners Association Board of Directors met on Thursday, June 25, 2020 at 4:00 p.m. via Telephone/Video Conference. The physical location to dial into the meeting was set at the regional office of Keystone, 30211 Avenida De Las Banderas, Suite 120, Rancho Santa Margarita, CA 92688.

CALL TO ORDER

This Regular Session meeting was called to order at 4:37 p.m. by Board President Robert Lippert, following the Executive Session meeting. The previous session agenda was approval of previous Executive Session minutes, property inspection results review, hold a hearing, review/discussion of member matters and executive correspondence.

ATTENDANCE

Present: Robert Lippert, President
Billy Pine, Secretary
Dellita Kobold, Treasurer
Alex Wawiluk, Member at Large

Absent: Al Kaiser, Vice President

Management: Eli Perez, CMCA, Keystone Community Association Manager

HOMEOWNER FORUM

No homeowners called into this meeting.

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 approve the May 28, 2020 regular session meeting minutes noting Directors Graves and Kaiser as absent.

Resolved: To acknowledge the review of the May 31st, 2020 financial statement by Directors Lippert and Kobold as required by CIVIL CODE §5502.

Resolved: To accept the May 31st, 2020 financial statement noting the current net year income of \$17,866.05.

Resolved: To acknowledge that there were no monthly reserve transfers exceeding \$10,000 or 5% of the total combined reserve and operating accounts.

Resolved: To acknowledge that there were no collections activity to report this period.

Resolved: To accept the updated and noted annual calendar.

Resolved: To accept the work order report to file.

Resolved: To accept the Patrol report of April 24, 2020 thru May 21, 2020, to file.

Resolved: To approve the transfer of the primary Operating and Reserve accounts from Pacific Western Bank to Pacific Premiere Bank.

Resolved: To accept the General Communications to file.

Approved: Unanimous.

BUSINESS ISSUES

2021 RESERVE STUDY COMPLETED

The Board reviewed the Reserve Study as presented by Advanced Reserve Solutions as required per CIVIL CODE §5510. Upon motion duly made and seconded:

Resolved: To amend the reserve study by allocating \$100,000.00 towards the Street Reserve Fund. Approved: Unanimous.

Resolved: To approve the 2021 Reserve Study upon amendment and implement into the 2021 budget. Approved: Unanimous.

MONUMENT HOLIDAY LIGHTING DISPLAY PROPOSALS

The Board reviewed two proposals for this year's holiday displays. Upon motion duly made and seconded:

Resolved: To approve Garrett Electric at a total cost \$925.00. Operating Contingency Expense. Approved: Unanimous.

PATROL ONE SERVICE RESUMPTION

The Board reviewed correspondence from the vendor confirming resumption of normal patrol service starting on June 22, 2020 with towing to resume on July 2, 2020 with Board approval only. Upon motion duly made and seconded:

Resolved: To confirm resumption orders to Patrol One. Approved: Unanimous.

CASSIS CUL DE SAC PARKING RESTRICTION REVIEW

The Board reviewed the results of new parking signs placed at the end of Cassis to enforce safe listing only parking. Upon motion duly made and seconded:

Resolved: To accept the results and to create a newsletter article to bring about awareness to the membership. Approved: Unanimous.

NEWSLETTER IDEAS

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

Resolved: To direct Management on topics and distribute to the membership ahead of schedule due to the importance of recent events. Approved: Unanimous.

LANDSCAPE COMMITTEE

The May walkthrough was conducted on Thursday, May 28, 2020. Upon motion duly made and seconded:

Resolved: To acknowledge the information. Approved: Unanimous.

**ARCHITECTURAL
COMMITTEE**

The Architectural Committee received/reviewed applications and, to date, all submittals have been processed with no new report this period. Upon motion duly made and seconded:

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 6:23 p.m. The next regular session Board meeting will be held on Thursday, July 23, 2020 at the Monarch Hills Condominium Clubhouse, 58 Corniche Drive, Monarch Beach.

ATTEST

Signature _____ Date _____