

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION  
REGULAR SESSION MEETING OF THE BOARD OF DIRECTORS  
SEPTEMBER 24, 2020**

**\* \* \* MINUTES \* \* \***

**NOTICE**      Upon due notice given and received, the members of the Corniche Sur Mer Homeowners Association Board of Directors met on Thursday, September 24, 2020 at 4:00 p.m. via Telephone/Video Conference. Due to Corona Virus, this meeting was conducting via zoom.

**CALL TO ORDER**

This Regular Session meeting was called to order at 4:52 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  
                  Eli Perez, CMCA, Keystone Community Association Manager

Absent:         None

**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 August 27, 2020 regular session meeting minutes noting Director Kaiser as absent.

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

**Resolved:** To accept the August 31, 2020 financial statement noting the current net year income of \$24,723.18.

**Resolved:** To acknowledge that there was no reserve transfer exceeding \$10,000 or 5% of the total combined reserve and operating accounts this period.

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

**Resolved:** To accept the amended annual calendar.

**Resolved:** To accept the work order report to file.

**Resolved:** To accept the parking enforcement patrol report of August 14, 2020 through September 20, 2020.

**Resolved:** To accept the pest control report covering the service month of August to file.

**Resolved:** To accept the parking communications report to file.

**Resolved:** To ratify the landscape proposals from Cornerstone Landscape, which approved from Director Lippert as follows:

1. 413-369: \$2,300.00
2. 413-371: \$2,690.00
3. 413-372: \$450.00
4. 413-373: \$2,780.00
5. 413-374: \$2,400.00

**Resolved:** To accept the Certified Common Interest Development Manager Notification.

**Resolved:** To accept the General Communications to file.

Approved: Unanimous.

**BUSINESS ISSUES**

**PRELIMINARY OPERATING  
BUDGET REVIEW**

The Board reviewed the draft budget for 2021. Upon motion duly made and seconded:

**Resolved:** To approve the 2021 budget with a monthly assessment of \$150.00 to take effect January 1, 2021. Approved: Unanimous.

**Resolved:** To approve the annual disclosure noticed and the budget mailer package to be sent prior to November 30, 2020 in accordance with Civil Code requirement.

**NEWSLETTER IDEAS**

The Board discussed new ideas and newsletter article such as a new Monarch butterfly sanctuary. Upon motion duly made and seconded:

**Resolved:** To direct management on communication efforts. Approved: Unanimous.

**LANDSCAPE  
COMMITTEE**

The August walkthrough was conducted on Thursday, August 20, 2020. Upon motion duly made and seconded:

**Resolved:** To accept the report to file. Approved: Unanimous.

**ARCHITECTURAL  
COMMITTEE**

The Architectural Committee reviewed the exterior painting policy and current architectural log. 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 5:55 p.m. The next regular session Board meeting will be held on Thursday, November 5, 2020 via zoom

**ATTEST**

Signature  Date 2/2/2021  
Bill Pine secretary