

**CORNICHE SUR MER HOMEOWNERS ASSOCIATION  
REGULAR SESSION MEETING OF THE BOARD OF DIRECTORS  
NOVEMBER 12, 2020**

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

**NOTICE** Upon due notice given and received, the members of the Corniche Sur Mer Homeowners Association Board of Directors met on Thursday, November 12, 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 4:26 p.m. by Board President Robert Lippert, following the Executive Session meeting. The previous session agenda was approved as well as the previous Executive Session minutes, property inspection results review, hearings, review/discussion of member matters and executive correspondence.

**ATTENDANCE**

Present: Robert Lippert, President  
Billy Pine, Secretary  
Dellita Kobold, Treasurer

Absent: Alex Wawiluk, Member at Large

Management: Donna DePledge, CMCA, AMS, Keystone Pacific Property Management  
Elizabeth Reed, CMCA, AMS, Keystone Pacific Property Management

**HOMEOWNER FORUM**

One homeowner was present during the 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 September 24, 2020 regular session meeting minutes

**Resolved:** To approve the Election Minutes and Inspector of Elections Certification for the adjourned meeting conducted on October 29, 2020.

**Resolved:** To acknowledge the review of the September 30, 2020 financial statement by Directors Lippert and Kobold as required by CIVIL CODE §5502.

**Resolved:** To accept the September 30, 2020 financial statement noting the current net year income of \$44,442.48.

**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 September 9, 2020 through November 3, 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. 413-377: \$750.00
2. 413-383: \$450.00
3. 413-384: \$1,350.00

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

Approved: Unanimous.

## **BUSINESS ISSUES**

### **AUDIT PROPOSALS**

The Board discussed the proposal presented by VanDerPol to perform the 2020 taxes and audit at a cost of \$1,200.00. Upon motion duly made and seconded:

**Resolved:** To approve the proposal as presented. Approved: Unanimous

### **BOARD INTERVIEW FOR VACANT SEAT**

Joan Levis joined the meeting and was interviewed by the Board of Directors in regard to the vacant seat on the Board.

**Resolved:** Board to discuss further. Action: Tabled

### **LANDSCAPE CONTRACT**

The Board of Directors was presented a communication from Cornerstone Landscaping regarding an increase in monthly maintenance cost for the 2021 fiscal year. Upon motion duly made and seconded:

**Resolved:** To approve the increase as presented. Approved: Unanimous

### **NEWSLETTER IDEAS**

The Board discussed new ideas and newsletter article such as an Association year in review and upcoming projects for 2021. Upon motion duly made and seconded:

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

### **LANDSCAPE COMMITTEE**

The October walkthrough note were presented to the Board of Directors. Upon motion duly made and seconded:

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

### **ARCHITECTURAL COMMITTEE**

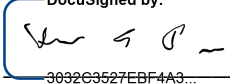
The Architectural Committee reviewed the current architectural log. Upon motion duly made and seconded:

**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 4:53 p.m. The next regular session Board meeting will be held on January 2021. Date to be determined.

**ATTEST**

Signature  Date 2/2/2021

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