

**PACIFIC SHORES AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MEETING MINUTES  
APRIL 11, 2016**

**NOTICE**

Upon notice duly given and received, the Pacific Shores at Rancho San Clemente Homeowners Association Board of Directors General Session meeting was held Monday, April 11, 2016 at 6:00 p.m. at the Bella Collina Towne & Golf Club, 200 La Pata, San Clemente, CA.

**DIRECTORS PRESENT**

Bill Rhodes, President  
Gary Osendorf, Vice-President  
Veer Beri, Treasurer  
Lisa Bennis, Secretary  
Tom Thompson, Member at Large

**SEABREEZE MANAGEMENT COMPANY, INC.**

Becky Morales, Account Executive

**OTHERS PRESENT**

Those listed on the sign in sheet.

**CALL TO ORDER**

A quorum being present, Bill Rhodes, Board President, called the meeting to order at 6:00 p.m.

**EXECUTIVE SESSION SUMMARY**

Management reported there was an Executive Session held following the General Session meeting on March 14, 2016 in which the Board approved meeting minutes, discussed delinquencies and legal matters.

**HOMEOWNER FORUM**

The following was discussed in Homeowner Forum:

- "Thank you for the beautiful monuments"

**VIOLATION HEARING-56 VIA ZARAGOZA (EXTERIOR GARAGE DOOR PAINTING)**

The homeowners were in attendance to discuss their violation fine for failure to comply with painting their garage door after two notices were sent. They indicated they would paint in May.

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors determined to reverse the \$50 fine if the house is painted by June 6, 2016. The motion carried unanimously.

**MINUTES**

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors approved the Meeting Minutes for March 14, 2016 as submitted. The motion carried unanimously.

**TREASURER'S REPORT**

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors approved the Financial Statements for March, 2016 subject to year-end audit. The motion carried unanimously.

**COMMITTEE REPORTS**

- Master Association Delegate – Linda Wesselman reported that the Master Association is due a sizable refund from the City due to over billing. The Master had some areas re-surveyed. The

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Master added v-ditches to their budget and they are upgrading some. The City is to remove and replace trees along Vista Montana. Linda said the lower portion of Vista Montana will be replanted.

- Landscape Committee– Gary Osendorf reported that they met with the OCFA and defined fuel mod areas and the expectations of the maintenance of the slopes. They are looking at the Landscape Contract to determine what is routine maintenance and what is project based. They prioritized slopes. The first fuel mod area to be cleared will be behind the water tower (Paseo Alba.) The mailbox parcel boxes should be removed by All Trade and the locks returned to the post office. The Board requested the Landscape Committee collect two other proposals for the fuel mod clearing and authorized the Committee to select a proposal that does not exceed \$10,800.
- Architectural/View Maintenance – No report.
- Financial Review Committee – Veer Beri reported that closing the Merrill Lynch Reserve account and opening a new account with Compass Bank in Oceanside, CA was in process. He reported he will work on the 2016-17 draft budget for approval at the next meeting.
- Homeowner Relations Committee – Tom Thompson commented he will add paint colors to the website.

**OLD BUSINESS**

**COMMON AREA STAIRS UPDATE**

Management reported that the project was complete.

**MONUMENT SIGN REFURBISHMENT UPDATE**

Management reported that the project was complete.

**ASSOCIATION'S WEBSITE**

Management reported that the project was complete.

**LIGHT BOLLARD REPAIR**

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors declined the proposal submitted by Three Phase Lighting to repair or replace two light bollards near 40 Santa Clara and authorized a volunteer to crack fill the bases and submit a receipt for materials for reimbursement. The motion carried unanimously.

**TREE TRIMMING PROPOSAL**

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors approved the proposal for tree trimming as submitted by Medlin Landscape for a cost not to exceed \$2,285. The motion carried unanimously.

**NEW BUSINESS**

**ACCORD AGREEMENT FOR REFUND OF SERVICES**

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors tabled their decision regarding a reimbursement of \$1,400 by Accord for project management services in settlement of no further legal action to discuss in Executive Session. The motion carried unanimously.

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**2016-17 DRAFT BUDGET WORKSHEET**

A draft budget worksheet was provided with the 2015-16 actuals for the Board to review. The Finance Committee will work on the budget in the next month and present a budget for approval at the next Board meeting.

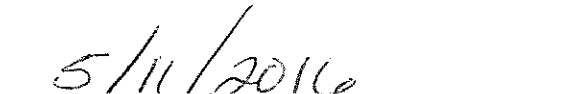
**ADJOURNMENT**

There being no further business to bring before the Board of Directors, the General Session was adjourned at 7:30 p.m. to Executive Session. The next meeting is scheduled for Monday, May 9, 2016 at the Bella Collina Towne & Golf Club, 200 La Pata, San Clemente, CA at 6:00 p.m.

**SECRETARY'S CERTIFICATE**

I, duly appointed member of Pacific Shores at Rancho San Clemente Homeowners Association, do hereby certify under penalty of perjury that the foregoing is a true and correct copy of the minutes of the Board of Directors General Session meeting held on April 11, 2016 as approved by the Secretary of the Board.

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Date