

**PACIFIC SHORES AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
MAY 9, 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, May 9, 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
Lisa Bennis, Secretary
Tom Thompson, Member at Large

DIRECTORS ABSENT

Veer Beri, Treasurer

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 6:10 p.m.

EXECUTIVE SESSION SUMMARY

Management reported there was an Executive Session held following the General Session meeting on April 11, 2016 in which the Board approved meeting minutes, discussed delinquencies and legal matters.

HOMEOWNER FORUM

The following was discussed in Homeowner Forum:

- Large shrub near 47 Via Zaragoza by trail
- Dying tree on Calle Pastadero/Corner of Vista Montana

MINUTES

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the Meeting Minutes for May 9, 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 April, 2016 subject to year-end audit. The motion carried unanimously.

COMMITTEE REPORTS

- Master Association Delegate – Linda Wesselman reported that the Master Association had not met, so there was nothing to report.
- Landscape Committee– Gary Osendorf reported that the Fuel Mod clearing was scheduled for May 24th. There was an irrigation inspection and several sprinkler heads required replacement, there were stuck valves and broken pipes. The Landscape Committee will be discussing the Landscape Contract. The mailbox project is complete.
- Architectural/View Maintenance – No report.

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- Financial Review Committee – The representative from Compass Bank in Oceanside was present to get signatures for the new Reserve account. The draft budget should be approved in June.
- Homeowner Relations Committee – Tom Thompson commented he added paint colors to the website.

NEW BUSINESS

RESERVE STUDY

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the Reserve Study as presented by Reserve Data Analysis. However, they will keep the Reserve Contribution at \$4,251 per month for 2016-17. The motion carried unanimously.

2016-17 DRAFT BUDGET WORKSHEET

Be it resolved, upon a motion duly made and seconded, the Board of Directors tabled their decision with regard to the 2016-17 draft budget to review further information. The motion carried unanimously.

ASPHALT WORK

There was discussion regarding the streets within Pacific Shores. Job specifications will be developed and bid requests sent in coming months for work to commence in the fall.

RECORDS RETENTION & INVENTORY OF RECORDS


Be it resolved, upon a motion duly made and seconded, the Board of Directors approved Bill Rhodes, President, to obtain boxes from Pouch storage with Seabreeze Management and purge old records to save costs for the Association. The motion carried unanimously.

ADJOURNMENT

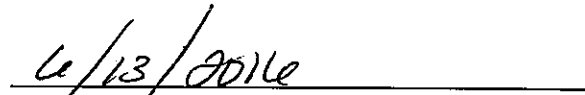
There being no further business to bring before the Board of Directors, the General Session was adjourned at 7:45 p.m. to Executive Session. The next meeting is scheduled for Monday, June 13, 2016 at the Bella Collina Towne & Golf Club, 200 La Pata, San Clemente, CA at 6:00 p.m.

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 May 9, 2016 as approved by the Secretary of the Board.



Signature



Date