

**PACIFIC SHORES AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MEETING MINUTES  
NOVEMBER 14, 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, November 14, 2016 at 6:30 p.m. at the Bella Collina Towne & Golf Club, 200 La Pata, San Clemente, CA.

**DIRECTORS PRESENT**

Bill Rhodes, President (via teleconference)  
Gary Osendorf, Vice-President  
Gerwyn Williams, Secretary  
Tom Thompson, Member at Large

**DIRECTORS ABSENT**

Veer Beri, Treasurer

**SEABREEZE MANAGEMENT COMPANY, INC.**

Becky Morales, Account Executive

**OTHERS PRESENT**

14 Calle Pastadero  
82 Via Santa Maria  
39 Camino Katia  
64 Via Santa Maria  
50 Santa Clara

**CALL TO ORDER**

A quorum being present, Gary Osendorf, Board Vice President, called the meeting to order at 6:45 p.m.

**ELECTION RESULTS**

Prior to the Board Meetings, the Annual Election was held and the results are as follows:

|                        |          |             |
|------------------------|----------|-------------|
| Veer Beri, (incumbent) | 58 votes | 2 year term |
| Gerwyn Williams        | 50 votes | 2 year term |

IRS Revenue Ruling 70-604 passed with 43 for, 4 against and 9 abstains.

**EXECUTIVE SESSION SUMMARY**

Management reported there was an Executive Session held prior the General Session meeting on November 14, 2016 in which the Board approved meeting minutes, discussed delinquencies, a view obstruction matter and contracts.

**HOMEOWNER FORUM**

-14 Calle Pastadero was present to discuss a letter that was received regarding plant material causing a view obstruction matter at 82 Via Santa Maria. After a lengthy discussion regarding the past history from 2012/2013, it was requested the homeowner trim/remove/maintain the plant vegetation. The homeowner reported he would contact management regarding the matter within two days.

-82 Via Santa Maria explained they wanted a peaceful resolution to the view obstruction matter with 14 Calle Pastadero and was hopeful it would be resolved soon.

**PACIFIC SHORES AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING ~ GENERAL SESSION  
NOVEMBER 14, 2016  
PAGE 2**

**MINUTES**

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors approved the Meeting Minutes for October 10, 2016 with revisions. 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 October, 2016 subject to year-end audit. The motion carried unanimously.

**COMMITTEE REPORTS**

- Master Association Delegate –Linda Wesselman was not present at the meeting and Lisa Bennis reported that the Master was going to install plants at a bare area of Santa Clara and Montana. It was announced that there is an opening for a one year term for the Master Association Delegate.
- Landscape Committee– Gary Osendorf requested that the Board approve three proposals from Medilin.

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors approved a proposal to clear a crib wall on Santa Clara of overgrown acacia as submitted by Medlin Landscape, for a cost not to exceed \$1,620. The motion carried unanimously.

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors approved a proposal to install plant material on the corner of San Martin/Santa Clara as submitted by Medlin Landscape, for a cost not to exceed \$1,725. The motion carried unanimously.

- Architectural/View Maintenance – The following Architectural Application was approved:
  - 42 Via Zaragoza – veneer stone installed.
- The following was discussed:
  - 40 Paseo Alba-fence installation. The installed fence did not follow the homeowner's architectural submission and Management was asked to send a letter citing such.
  - 24 Via Santa Maria-The front lawn has western style decorations in place and Management was asked to send a letter that those decorations were not part of their original landscape architectural application and it is requested they be removed.
  - 14 Calle Pastadero/82 Via Santa Maria-The view obstruction was discussed earlier in Homeowner Forum and Management will wait for a response from the homeowner of 14 Calle Pastadero regarding their compliance within two days of this meeting and forward the information to the Board.
- Financial Review Committee – Bill Rhodes reported there was a surplus of \$44,000 in the Reserve Account. Bill Rhodes recommended the Board approve allocating the surplus as outlined in a proposed financial summary as presented.

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors approved allocating a \$44,000 surplus in the reserve fund as outlined in a proposed financial summary. The motion carried unanimously.

- Homeowner Relations Committee –No report.

**PACIFIC SHORES AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING ~ GENERAL SESSION  
NOVEMBER 14, 2016  
PAGE 3**

**NEW BUSINESS**

**SIDEWALK GRINDING**

The Board discussed some areas noted in the community that required some concrete grinding work. Tom Thompson was going to walk the community and submit areas he found requiring work. Once that is complete, Management was asked to obtain bids.

**TREE TRIMMING**


**Be it resolved**, upon a motion duly made and seconded, the Board of Directors approved a tree trimming proposal for tree trimming within the community as submitted by Medlin Landscape for a cost not to exceed \$4,500. The motion carried unanimously.

**ADJOURNMENT**

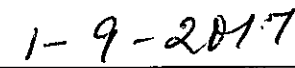
There being no further business to bring before the Board of Directors, the General Session was adjourned at 8:30 p.m. The next meeting is scheduled for Monday, January 9, 2017 at the Bella Collina Towne & Golf Club, 200 La Pata, San Clemente, CA at 6:30 p.m.

**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 November 14, 2016 as approved by the Secretary of the Board.

  
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Signature

  
\_\_\_\_\_

Date