

**PACIFIC SHORES AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
FEBRUARY 13, 2017**

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, February 13, 2017 at 6:30 p.m. at the Bella Collina Towne & Golf Club, 200 La Pata, San Clemente, CA.

DIRECTORS PRESENT

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

DIRECTORS ABSENT

SEABREEZE MANAGEMENT COMPANY, INC.

Becky Morales, Account Executive

OTHERS PRESENT

82 Via Santa Maria
14 Calle Pastadero
42 Paseo Alba
32 Via Santa Maria
22 Calle Pastadero

CALL TO ORDER

A quorum being present, Bill Rhodes, Board President, called the meeting to order at 6:30 p.m.

EXECUTIVE SESSION SUMMARY

Management reported Executive Session was held prior the General Session meeting on February 13, 2017 in which the Board approved meeting minutes, and discussed delinquencies.

HOMEOWNER FORUM

- 82 Via Santa Maria-Thanked the homeowner of 14 Calle Pastadero for meeting with them and clearing more of the view corridor.
- 22 Calle Pastadero-Thanked the Landscape Committee for meeting at their house and addressing the maintenance and view corridor issues.

MINUTES

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the Meeting Minutes for November 14, 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 January, 2016 subject to year-end audit. The motion carried unanimously.

COMMITTEE REPORTS

- Master Association Delegate –No report.
- Landscape–Bill Rhodes, Board President/Landscape Chair, reported that Medlin began service on 2/10/17 and will service the community Monday-Wednesdays. The slope at Calle Fresno will be

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cleared and cleaned up. Letters will be sent to impacted homeowners (both behind and in front of the slope) for this and all future slope clearing projects.

- Architectural/View -The following Architectural Applications were approved:
 - 32 Via Santa Maria-Backyard Improvements
 - 24 Via Santa Maria-Landscape Improvements with conditions
 - 24 Via Santa Maria-Replacement of A/C and Heat
 - 48 Paseo Alba-Replacement of A/C and Heat

Gary Osendorf, Board Vice President and Architectural Chair, reported they met with 40 Paseo Alba and the homeowner is going to make modifications to the fence per the Architectural Application that was approved. It was also reported that Jim Ruth resigned from the Architectural Committee and Tom Thompson was appointed in his place.

Bill Rhodes, Board President, requested the following:

- Architectural Committee to create a tracking spreadsheet for improvements and view issues to be provided in the monthly Board Packets.
- Architectural Committee to revise the approval process so that homeowners provide Pacific Shores with notification of project completion to allow for final project inspection.
- Seabreeze to provide a report to show the tracking of violation letters. Currently, just the current month violations are being reported, but there is no indication of old violations that are still outstanding.
- Financial Review-Board President, Bill Rhodes reported the annual operating budget is in process. Additionally, the Board discussed the following potential community improvement projects for consideration. These projects may or may not be completed depending upon available needs and their perceived need.
 - Pressure wash/ clean the sidewalks in the tot lot and throughout the neighborhood. Note that in last week's landscape walk, Brett Medlin mentioned that he could do this piecemeal as part of the landscape contract after a particular portion of the landscape had been cleared up.
 - Replace the fence on the Santa Clara and Via Zaragoza green belts.
 - Paint the transformers and the pump/irrigation stations.
 - Paint the railing along the path from the tot lot to the street. An alternative would be to replace the railing with vinyl so that it wouldn't need to be painted again; however, the Board indicated that vinyl would likely not be sturdy enough since people use the handrail for assistance in walking up the path.
 - Also, there is a rusted irrigation control panel on Fresno. Brett Medlin believes that it belongs to the Master Association; Becky will contact the Master Association.
- Homeowner Relations-No report.

ANNUAL RESERVE STUDY

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the proposal as submitted by Reserve Data Analysis for an off-site reserve update for a cost not to exceed \$450. The motion carried unanimously.

OLD BUSINESS

SIDEWALK GRINDING

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Be it resolved, upon a motion duly made and seconded, the Board of Directors tabled their decision to approve a proposal submitted for concrete grinding, replacement and sealant of the sidewalks, until further information could be obtained. 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. The next meeting is scheduled for Monday, March 13, 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 February 13, 2017 as approved by the Secretary of the Board.



Signature

3-13-2017

Date