

**PACIFIC SHORES AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
MAY 8, 2017
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NOTICE

Upon notice duly given and received, the Pacific Shores at Rancho San Clemente Homeowners Association General Session Meeting was held on April 10, 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
Tom Thompson, Member at Large

DIRECTORS ABSENT

Veer Beri, Secretary

SEABREEZE MANAGEMENT COMPANY, INC.

Lydia McCaig, CMCA, Account Executive

CALL TO ORDER

The meeting was called to order by President, Bill Rhodes, at 6:06 p.m.

HOMEOWNERS PRESENT

14 Calle Pastadero
82 Via Santa Maria
44 Calle Fresno
64 Via Santa Maria
34 Paseo Alba

EXECUTIVE SESSION SUMMARY – MAY 8, 2017

Executive Session was held prior the General Session meeting on May 8, 2017. Management reported the following:

- The Board of Directors approved the April 10, 2017 Executive Session Meeting Minutes
- Reviewed and discussion violation correspondence
- Reviewed the Delinquency Summary Report dated April 24, 2017

GENERAL SESSION

Approval of General Session Meeting Minutes – April 10, 2017

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved the April 10, 2017 General Session Meeting Minutes, as amended. The motion carried unanimously.

Treasurer's Report

Be it resolved, upon a motion duly made and seconded, the Board of Directors accepted the April 25, 2017 Financial Statement, subject to year-end audit. The motion carried unanimously.

Committee Reports

1. Master Association Delegate – No report
2. Landscape Committee and Proposals – The Committee approved all pending landscape extras proposals, as submitted by Medlin Landscape.
3. Architectural Review / View Maintenance Committee – No report
4. Financial Review Committee – The Board approved to authorize Gerwyn Williams, Bill Rhodes and Veer Beri to make a recommendation for placement of reserves funds in excess of \$250,000 (the FDIC insurance limit) for the next board meeting.
5. Homeowner Relations Committee – No report

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2017-2018 Draft Budget

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved to reduce the monthly assessment to \$115 per month effective August 1, 2017 and place the FY 2016-2017 surplus (currently estimated to be \$35,000) into Reserves, and to have the Board President Bill Rhodes draft a letter to the membership to be included in the budget mailer. Motion carried 3/1, 1 abstention.

Association Welcome Letter & Committee Discussion

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved to modify the new homeowner welcome letter and request notification from Management once escrow has closed, and to include a Homeowner Registration form in the welcome letter/packet. Motion carried unanimously.

Replacement Vinyl Fence Color Discussion

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved to proceed with a vinyl fence from Vinyl Fence America in the color white. Motion carried unanimously.

Pathway Railing Paint Discussion

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved to obtain three (3) proposals for the repair, cleaning, and painting of the wrought iron pathway fence between Calle Pastadero and Via Santa Maria, to be reviewed by the Board at the next meeting. Motion carried unanimously.

Tot Lot Features Discussion

Be it resolved, upon a motion duly made and seconded, the Board of Directors approved homeowner John LoRe an expense not to exceed \$100.00 for the cost to build a shared library structure to be installed in the tot lot. To be expensed from the Operating, General Maintenance line item (#6545). Motion carried unanimously.

General Community Maintenance Discussion

Management was directed to confer with the Orange County Fire Authority on the purpose of the access gate in the green belt located between 53-55 Via Zaragoza; to issue correspondence to the surrounding residents notifying of the pending replacement of the fence; and to obtain proposals for the installation of a vinyl fence.

Next Meeting Agenda Requests

No action taken.

Next Meeting Date

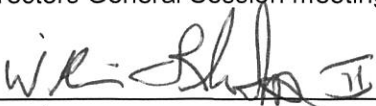
The next meeting is scheduled for June 12, 2017 at 6:30 p.m. at the Bella Collina Towne & Golf Club, 200 La Pata, San Clemente, CA.

ADJOURNMENT

There being no further business to bring before the Board of Directors, the General Session was adjourned at 8:03 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 8, 2017 as approved by the Secretary of the Board.



Signature

6/14/17

Date