

**PACIFIC SHORES AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MEETING MINUTES
SEPTEMBER 11, 2017**

NOTICE

Upon notice duly given and received, the Pacific Shores at Rancho San Clemente Homeowners Association Executive Session Meeting was held on September 11, 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
Veer Beri, Secretary
Tom Thompson, Member at Large

DIRECTOR ABSENT

Gerwyn Williams, Treasurer

SEABREEZE MANAGEMENT COMPANY, INC. REPRESENTATIVE

Lydia McCaig, CMCA, Account Executive

CALL TO ORDER

The meeting was called to order by Board Vice President, Gary Osendorf, at 6:44 p.m.

HOMEOWNER FORUM

Seven (7) owners were in attendance to discuss architectural applications and the Rancho San Clemente Master Association.

EXECUTIVE SESSION SUMMARY – September 11, 2017

Executive Session was held prior the General Session meeting, the Board of Directors:

- Approved the August 14, 2017 Executive Session Meeting Minutes
- Reviewed the covenant/violation summary report
- Discussed a delinquent account

APPROVAL OF GENERAL SESSION MEETING MINUTES – August 14, 2017

A motion was made, seconded and unanimously carried to approve the August 14, 2017 General Session Meeting Minutes, as submitted.

TREASURER'S REPORT AND FINANCIAL STATEMENT – August 25, 2017

The August 25, 2017 financial statement was not available, as the July financial statement is being revised to account for year-end vendor payments. The Board will review the August 25, 2017 financial statement at the October meeting.

COMMITTEE REPORTS

1. Master Association Delegate – No report
2. Landscape Committee – The Committee provided an update regarding the community-wide slope clearing taking place on Santa Maria.
3. Architectural Review / View Maintenance Committee – The Committee provided an update regarding the establishment of Architectural Guidelines for wall height.
4. Homeowner Relations Committee – No report.

GOPHER CONTROL PROPOSALS

The Board reviewed two proposals for monthly pest control to include gopher treatment. A motion was made, seconded and unanimously carried to deny the monthly pest control contract increase to include gopher treatment, and to treat for gophers in the common area slopes on an as-needed basis only.

SERVICE ROAD ACCESS DISCUSSION

The Board discussed the response received from the City of San Clemente Utilities Division regarding the maintenance responsibility of the service access road and associated gates that runs through the Association. A motion was made, seconded and unanimously carried to direct Management to purchase five (5) industrial locks with ten (10) extra keys to be installed on the gates of the access road, to be provided to Medlin Landscape, Management, and 10-26 Pastadero.

A motion was made, seconded and unanimously carried to provide each homeowner bordering the service road with a key for access and continue to enforce the Association's Rules and Regulations in this common area.

DELINQUENCY: APPROVAL TO RECORD LIEN

In Executive Session, the Board reviewed the ledger statement and account history of Acct #000148-0120. A motion was made, seconded and unanimously carried to approve the recording of a Lien, in accordance with the Association's adopted Delinquent Assessment Collection Policy and California Civil Code, on Acct #00148-0120 for the collection of all past due assessments and fees, pending clarification received from the Association's collections attorney, McIntyre Law Group.

A motion was made, seconded and unanimously carried to designate Board President, Bill Rhodes, to hold a phone conference with McIntyre Law Group to obtain clarification on the Lien process.

NEXT MEETING AGENDA REQUESTS

Management was directed to provide an update regarding the removal of the Association's perimeter vinyl fence on La Mission by the Harbor View owner of 201 Guerrego, San Clemente, CA and to obtain a quote for its repair, to be submitted with a letter to the owner and property management of the Association to rectify.

NEXT MEETING DATE

The next meeting is scheduled for October 9, 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 7:30 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 September 11, 2017 as approved by the Secretary of the Board.


Signature

1/8/18
Date