

**PACIFIC SHORES AT RANCHO SAN CLEMENTE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MEETING MINUTES  
OCTOBER 22, 2018**

**NOTICE**

Upon notice duly given and received, the Pacific Shores at Rancho San Clemente Homeowners Association General Session Meeting was held on October 22, 2018 at the Bella Collina Towne & Golf Club located at 200 La Pata, San Clemente, CA.

**DIRECTORS PRESENT**

Bill Rhodes, President  
Jeff Hawley, Vice President  
Veer Beri, Secretary  
Gerwyn Williams, Treasurer  
Tom Thompson, Member at Large

**DIRECTOR ABSENT**

**SEABREEZE MANAGEMENT COMPANY, INC. REPRESENTATIVE**

Lydia Audette, CMCA, AMS, Account Executive

**CALL TO ORDER**

The meeting was called to order by Board President, Bill Rhodes, at 6:15 p.m.

**HOMEOWNER FORUM**

11 owners in were in attendance to discuss the view policy, the proposed amendments to the violation policy, and landscape.

**EXECUTIVE SESSION MEETING DISCLOSURE**

At the October 22, 2018, Executive Session Meeting, the Board of Directors:

- Approved the Executive Session Meeting Minutes from 9/24/18
- Reviewed the Delinquency Summary Report
- Heard a View Complaint

**CONSENT CALENDAR**

**A. Approval of General Session Meeting Minutes – 9/24/18**

A motion was made, seconded and unanimously carried to approve the September 24, 2018 General Session Meeting Minutes, as submitted.

**B. Treasurer's Report – September 25, 2018 Financial Statement**

A motion was made, seconded and unanimously carried to accept the September 25, 2018 financial statement, as submitted.

**COMMITTEE REPORTS**

**A. Master Association Delegate**

There is no current Master Association Delegate.

**B. Landscape Committee Update and Landscape Proposals**

The Landscape Committee provided an update on the current status of the fuel modification project and advised there are irrigation repairs needed in areas where irrigation lines were previously capped on the slope. A motion was made, seconded and unanimously carried to approve a not to exceed amount of \$6,000 for the replanting of the fuel modification areas C & D following trimming, to be expensed from the Reserve, Fuel Modification/ Fire Abatement line item.

**C. Architectural Review / View Maintenance Committee**

The Architectural Review Committee provided an update received from the Rancho San Clemente Master Association regarding fence materials permitted within the governing documents. The Committee advised that cable fencing is not an acceptable material for Rancho San Clemente Master and would not be approved moving forward.

**D. Homeowner Relations Committee**

No updates at this time.

**UNFINISHED / NEW BUSINESS**

**A. Proposed Amendments to Fine Policy**

There is no action for the Board to take. The item will be on the next meeting agenda for Board decision, following the end of the 30-day period of comment from the membership.

**B. Drain Hydrojet Proposal**

The Board reviewed a proposal to hydrojet and camera of the drain exiting at the slope across from 34 Santa Clara. A motion was made to approve the proposal from A to Z Leak Detection and did not pass.

**C. Architectural Guideline Discussion – Fence Designs**

The Board reviewed the information provided from the Architectural Review Committee that was received from Rancho San Clemente Master Association regarding acceptable fence material. No Board action was taken.

**D. Review and Approval of Draft Audit Report**

The Board reviewed the draft audit report, as prepared by Inouye, Shively & Klatt, C.P.A. A motion was made, seconded and unanimously carried to approve the draft audit report, as presented, and to distribute to the membership via USPS by October 30, 2018.

**E. Slope Planting Proposals**

The Board reviewed 2 proposals for the replanting of the fuel modification areas A & B. A motion was made, seconded and unanimously carried to approve the proposal from Mission Landscape for a cost not to exceed \$8,100, to be expensed from the Reserve, Fuel Modification/ Fire Abatement line item, with the plant quantities to be determined by the Landscape Committee.

A motion was made, seconded and unanimously carried to approve the following proposals from Medlin Landscape: #4127 for \$54.00; #4129 for \$140; and #4128 for \$50, to be expensed from the Operating, Landscape Extras line item.

**F. Next Meeting Agenda Requests**

The View Complaint from 82 Via Santa Maria is to be placed on the Executive Session Meeting agenda.

**G. Next Meeting Date**

The next meeting is scheduled for Monday, November 26, 2018 at 6:30 p.m. at the Bella Collina Towne & Golf Club, 200 La Pata, San Clemente, CA.

**ADJOURNMENT**

The General Session was adjourned at 7:05 p.m. to enter back into Executive Session.

**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 the above date.

Signature

Date