

**FORSTER RANCH MASTER ASSOCIATION I  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
JUNE 7, 2016  
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**NOTICE**

Upon notice duly given and received, the General Session meeting of the Board of Directors of Forster Ranch Master Association I was held at 6:30 p.m. Tuesday, June 7, 2016 at Palisades United Methodist Church, 27002 Camino De Estrella, Capistrano Beach, CA 92624.

**BOARD OF DIRECTORS PRESENT**

Christopher Coyle, Vice President  
Jim Hinton, Member at Large  
Maggie Sforza, Secretary  
Fred Olsen, Member at Large  
Randell Young, Member at Large

**BOARD OF DIRECTORS ABSENT**

Jack Cronk, Treasurer

**SEABREEZE MANAGEMENT COMPANY, INC.**

Kathryn Hinton, Account Executive

**BEMUS LANDSCAPE, INC.**

Miles Coffin, Client Representative  
Felix Montano, Branch Manager

**CALL TO ORDER**

The meeting was called to order by Board President, Christopher Coyle, at 6:34.

**HOMEOWNER FORUM**

No homeowners were present for homeowner forum.

**BEMUS**

Miles Coffin and Felix Montano of Bemus Landscape were present to review the June 2016 operations report/update and discuss several open projects.

**LANDSCAPE COMMITTEE REPORT**

Committee Chair, Jim Hinton provided the Board with an update on the landscape committee's projects and plans.

**ARCHITECTURAL COMMITTEE REPORT**

- **Committee Update** – Committee Chair, Chris Coyle, provided the Board with an update.
- **Architectural Variance Request: 3000 Eminencia del Sur (Ground Mount Solar Panel Installation)** – **Be it resolved**, upon a motion duly made and seconded, the Board of Directors voted approve the variance request to install solar panels on the association-maintained easement on the slope behind their home contingent upon the owner assuming liability and maintenance of the slope area in question. **Motion carried 6/0.**
- **Architectural Variance Request: 1103 Otero (Exterior Painting)** – **Be it resolved**, upon a motion duly made and seconded, the Board of Directors voted to approve the variance request contingent upon the owner submitting a completed neighbor awareness form with all affected neighbors. **Motion carried 6/0.**
- **Architectural Variance Request: 1202 Cerca (Setback Variance)** – **Be it resolved**, upon a motion duly made and seconded, the Board of Directors voted to approve the variance to allow the owner to install an addition/expansion within the 10' side yard setback contingent upon the affected adjacent neighbor not opposing the installation. **Motion carried 6/0.**

**SECRETARY'S REPORT**

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors voted to approve the May 3, 2016 General Session meeting minutes as submitted. **Motion carried 6/0.**

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**DELINQUENCIES**

- **Acct# 00141-9234: Be it resolved**, upon a motion duly made and seconded, the Board of Directors voted to file a lien. **Motion carried 6/0.**

**TREASURER'S REPORT**

- **Financial Statements – Be it resolved**, upon a motion duly made and seconded, the Board of Directors voted to approve the April 30, 2016 financials as submitted, subject to audit. **Motion carried 6/0.**

**EXECUTIVE SESSION SUMMARY**

The Board of Directors met in Executive Session on June 7, 2016. The following was discussed/determined:

- May 3, 2016 Executive Session meeting minutes were approved as presented.
- The Board reviewed the current delinquency list and payment plan tracking report and took necessary action.
- The Board reviewed homeowner requests and made decisions.
- The Board discussed vendor performance relative to delinquency collections.

**NEXT MEETING**

The next scheduled General Session Board of Directors meeting is Wednesday, July 20, 2016 to be held at Palisades United Methodist Church, 27002 Camino De Estrella, Capistrano Beach, CA 92624.

**ADJOURNMENT**

There being no further business to come before the Board of Directors the meeting was adjourned at 7:42 p.m.

\_\_\_\_\_  
Secretary

9/13/16  
\_\_\_\_\_  
Date