

**FORSTER RANCH MASTER ASSOCIATION I  
BOARD OF DIRECTORS MEETING  
GENERAL SESSION MINUTES  
JULY 20, 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. Thursday, July 20, 2016 at Palisades United Methodist Church, 27002 Camino De Estrella, Capistrano Beach, CA 92624.

**BOARD OF DIRECTORS PRESENT**

Christopher Coyle, Vice President  
Fred Olsen, Member at Large  
Randell Young, Member at Large  
Marsha Daerr, Member at Large

**BOARD OF DIRECTORS ABSENT**

Jack Cronk, Treasurer  
Jim Hinton, Member at Large  
Maggie Sforza, Secretary

**SEABREEZE MANAGEMENT COMPANY, INC.**

Kathryn Hinton, Account Executive  
Eron Kaylor, Vice President

**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 7:01pm.

**HOMEOWNER FORUM**

No homeowners were present for homeowner forum.

**BEMUS**

Miles Coffin and Felix Montano of Bemus Landscape were present to review the July 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.

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors voted to approve proposal #21073 from Bemus Landscape in the amount of \$59,277.94 to renovate 'area 1' between Meadowood and Riachuelo. **Motion carried 4/0.**

**ARCHITECTURAL COMMITTEE REPORT**

- **Committee Update** – Committee Chair, Chris Coyle, provided the Board with an update.
- **Architectural Appeal: 3000 Eminencia del Sur (Ground Mount Solar Panel Installation)** – The Board discussed the ground mounted solar panel installation and reviewed reports from the owner regarding other addresses that have installed similar set ups. The Board will review the information provided and render a decision by the 45 day deadline.
- **Architectural Appeal: 1311 Cadena (Unapproved Addition/Expansion)** – **Be it resolved**, upon a motion duly made and seconded, the Board of Directors voted to deny the appeal as the addition/expansion is within 6" of the property line and therefore violates the setbacks required in the CC&Rs. **Motion carried 4/0.**

**CITY OF SAN CLEMENTE ROUNDABOUT PROJECT PROPOSAL**

**Be it resolved**, upon a motion duly made and seconded, the Board of Directors voted to approve to accept a maintenance easement with regards to landscape maintenance and irrigation of the area adjacent to the existing Ranch maintenance area along Camino de los Mares and Bonanza in relation to the city's proposed roundabout

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project. Management recommends the Board have legal counsel review the easement agreement after the city provides it. **Motion carried 4/0.**

**EXECUTIVE SESSION SUMMARY**

The Board of Directors met in Executive Session on July 20, 2016. The following was discussed/determined:

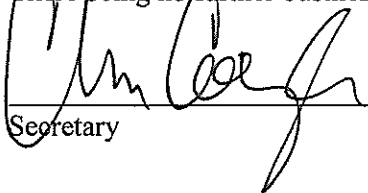
- The Board reviewed options for alternate collection methods and vendors.

**NEXT MEETING**

The next scheduled General Session Board of Directors meeting is Tuesday, September 6, 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 7:57 p.m.

  
\_\_\_\_\_  
Secretary

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