

MONARCH BAY ASSOCIATION

MEETING OF THE BOARD OF DIRECTORS

FEBRUARY 11, 2020

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, February 11, 2020 at the Winterhalter Home, 97 Monarch Bay Drive, Monarch Beach, California.

CALL TO ORDER The meeting was called to order at 6:38 P.M. by Board President, Mike Winterhalter.

ATTENDANCE

Present: Mike Winterhalter, President
Marc Kazarian, Vice President
Charlie McClung Jr., Secretary
Leonard Kranser, Treasurer
Peter Burke, Director
Wayne Rayfield, Director
Paul Sampedro, Director
Leonard Shulman, Director (departed 8:27 P.M.)

Absent: Dan Griesemer, Director

Management: Elizabeth Reed, CMCA, AMS
Lisa Klasky, Community Liaison
Keystone Pacific Property Management

MOTION TO ADOPT AGENDA AS PUBLISHED

The Board reviewed and approved the agenda as presented. Upon motion duly made and seconded:

Resolved: The Board adopted the agenda as presented. **8/0**

HOMEOWNER FORUM

Five Homeowners were in attendance to discuss water drainage and impact to their homes from storm runoff and to request a hydrologist review and make recommendations for better ways to direct water runoff. Another homeowner reported on issues with pets in the Beach Club.

CONSENT CALENDAR

A "consent calendar" has been prepared to expedite the business decisions. One motion will approve all items on the consent calendar. **8/0** unless otherwise noted.

- A. **Resolved:** To approve the minutes from January 14, 2020 Board of Directors meeting as amended.
- B. **Resolved:** To approve the new election Rules with the proposed options, to be sent for a 28-day member comment.
- To approve the Director Qualifications, as submitted
 - To approve the Board becoming the Nominating Committee
 - To approve no nominations from the floor
 - To approve no write-in candidates
 - To approve the record date, as submitted.
- C. **Resolved:** To ratify the actions and accept the Association Funds Transfer.

BUSINESS ISSUES

A. Treasurer's Report and January 31, 2020 Financial Statement

The Board reviewed the report from Director Kranser and the financial statements. Director Kranser recommended that a second accountant be hired to review the tax returns for this fiscal year. Upon motion duly made and seconded:

Resolved: The Board accepted the February Treasurer's Report and the January 31, 2020 financial report, as submitted. **8/0**

B. Future Projects – SMP Proposals

The Board reviewed various proposals from Summers Murphy & Partners (SMP) to provide landscape designs for the Beach Club Drive, the pocket park and to prepare the construction documents and process necessary permits for the PCH wall. Upon motion duly made and seconded:

Resolved: To approve the proposal from SMP to prepare the landscape design for the area adjacent to Beach Club Drive and the pocket park, not to exceed \$7,500.00. **8/0**

Resolved: To approve the proposal from SMP to prepare construction documents, coordinate the city approval process, and provide construction observation, in the amount of \$12,270.00. **8/0**

C. Cox Bulk Billing

The Board discussed the Cox bulk billing by the Association with concerns expressed on where the technology will be in five years. No Board action taken.

D. PCH Wall Replacement

The three bids received for demolishing the current Association wall and building a new block wall, to run along PCH from the corner of Crown Valley Pkwy to about 311 MBD were reviewed. The Board would like to see the new wall higher than the current proposed 5.6 feet to provide better safety and noise abatement. Additional engineering specifications for the new wall height and the project will be requested and Canelo, Fenceworks and Saddleback Fence and Vinyl will be asked to re-submit a bid. No formal Board action taken.

E. RFID Transponder Tag Costs

Costs for new resident and Beach Club member tags were discussed. Upon motion duly made and seconded:

Resolved: To approve to charge \$15.00 for Beach Club member replacement RFID tags with any additional hard costs to the Association reassessed annually and passed onto the Beach Club. **8/0**

Resolved: To approve not charge Monarch Bay Homeowners/residents for replacement RFID tags. **8/0**

F. Weekend Deliveries Rule

The Board discussed the current rules for Saturday entry for construction vehicles, versus service and delivery vehicles. It was requested that the Gate Guard post orders be updated to reflect the current rules and this item is to be added to the next Bay Banter. No formal Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

Liaison Klasky provided an update on the ACC. #325 is resubmitting their roof plan. The ACC will again meet with Gary in early March to review the draft Architectural Guidelines.

B. Front Entry Re-Design Committee

President Winterhalter gave a review of recent activity. The committee expects to meet again to review updates from SMP, on February 26. He anticipates a townhall meeting to be followed by a vote by membership on the Front Entry and Recreation options. This feedback should allow for planning specific options which are more likely to pass in a ballot vote in September 2020.

C. Tree Review Committee

Director Burke gave a review of Tree Issues.

#3 and #5 have been trimmed.
#177 has been trimmed
#190 has been trimmed.

D. Mall Landscape Committee

Director McClung reported for the Landscape Committee. A recommendation from the Committee is to save some of the Ficus trees on the corner of Crown Valley and PCH during the wall demolition in order to continue to have some foliage and screening while the new wall is under construction. This was generally agreed upon for any trees that would not pose any interference with the new wall construction.

E. Emergency Plan Committee

The Emergency Committee has planned their first meeting with Claris Strategy. Additional generator bids are expected.

A checklist for the emergency supplies has been installed in the guard house and additional supplies have been added.

F. Beach Club Advisory Committee

Director Sampedro gave a recap of recent meetings and the next meeting of the Menu Committee will be on 2/25/20. The issue of dogs being allowed on the turf, in the club and specifically on club chairs had been raised during Homeowner Forum. The need to alert guests of the Beach Club to keep their support dogs on a leash and off chairs will be shared at the next Beach Club meeting. Issues related to recent homeless had also been discussed.

G. Facilities/Maintenance Representative

Director Sampedro gave a review of the manhole repairs needed by Frontier Communications. The recent repairs completed by SCWD to alleviate the stench emanating from the sewer covers were discussed with some alternate resolutions suggested, which will be communicated to SCWD.

H. Access Gate Entry Representative

Power was restored to the front Pilaster. The main exit gate spike strips had been installed with new spikes by Cal Gate with the billing to go to SCWD. It was requested that the current spike strips at the Beach Club exit gate, which are tied down, be opened and active for security and safety at the front gate area.

I. Orientation/Welcome Representative

#25 is in open escrow as a vesting transfer.
#7 is closed and the Welcome Committee will be sharing the welcome basket.
#146 has been transferred ownership to Monarch Bay, LLC, - Jared Mathis.

J. Website Committee

The Website Committee has met with Keystone for a discovery discussion on options. The committee report on options was included.

NEWSLETTER SUGGESTIONS

The following topics were suggested for the next Bay Banter: Survey Results written by Directors Sampedro and Winterhalter. New committee members requested for the Website and Emergency Preparedness; Emergency Tip of the month to be sent in by Director Rayfield; CR&R billing issue, Deliveries and Service Vehicles on weekends, upcoming street repairs, townhall meeting for Front Entry Design and 2020 Directories.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:45 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday March 10, 2020 at the Kazarian home, 339 Monarch Bay Drive, Monarch Beach, California.

ATTEST

Signature Charles W. Clay Date 3/10/2020