

MONARCH BAY ASSOCIATION

EXECUTIVE SESSION MEETING OF THE BOARD OF DIRECTORS

MARCH 10, 2020

* * * MINUTES * * *

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association held an Executive Session on Tuesday, March 10, 2020 at the Kazarian Home, 339 Monarch Bay Drive, Monarch Beach, CA.

CALL TO ORDER

The meeting was called to order at 6:31 P.M. by Board President Mike Winterhalter.

ATTENDANCE

Present: Mike Winterhalter, President
Marc Kazarian, Vice President
Charles McClung Jr., Secretary
Leonard Kranser, Treasurer
Dan Griesemer, Director
Wayne Rayfield, Director
Paul Sampedro, Director

Absent: Peter Burke, Director
Len Shulman, Director

Management: Elizabeth Reed, CMCA, AMS
Lisa Klasky, Community Liaison
Teresa Duhoux, CMCA, AMS, PCAM
Jaime Chandler, CMCA, AMS, PCAM
Keystone Pacific Property Management, LLC

CONSENT CALENDAR

A. Approval of the Meeting Minutes

The Board reviewed and approved the amended minutes of the Executive Session meeting held on February 11, 2020, as submitted. Upon motion duly made and seconded:

Resolved: To approve the Executive Session minutes from the meeting held on February 11, 2020, as amended. 6/1 (Dan abstain)

HOMEOWNER HEARING

- A. **25 MBD – Gwin – MB025** - Mr. Gwin had received approval to move ahead with his landscape plan on December 11, 2019. At the November 12, 2019 meeting, Mr. Gwin was given forty – five (45) days to complete his landscape project from the date of approval, January 27, 2020, or be called to a hearing. No work has begun on the landscaping at 25 MBD. Upon motion duly made and seconded:

Resolved: To assess the next fines, for 25 MBD, in the amount of \$4,500.00 each for the front yard and rear yard violations. **7/0**

MANAGEMENT STRUCTURE DISCUSSION

- A. The updated management structure and Keystone contract, to include Lisa Klasky handling special projects, is to be reviewed by the Board and then sent to the Association Attorney, Sandra Gottlieb for review prior to signing. Upon motion duly made and seconded:

Resolved: To approve to have Lisa Klasky manage the special projects including, but not limited to PCH Wall, Front Entry and Park Re-Design, SCWD, Streetwork, Hydrologist, and Generator, and to manage the vendors, legal, and permits pertaining to these special projects, at the special project rate. **7/0**

LEGAL CORRESPONDENCE

- A. **Beach Club Income** – The Board reviewed the recent financials transaction with the Beach Club. Len reviewed conversations with Markus Krebs and Brian McGinnis and the need to hold the Beach Club accountable for the due dates going forward. No Board action taken.
Len K. would like to establish a financial committee, who would interview C.P.A. firms to review the Association's taxes.

ADJOURNMENT

The Board adjourned the Executive Session meeting at 7:12 P.M. to enter into General Session.

ATTEST

Signature  Date 4/20/2020