

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

MARCH 21, 2023

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, March 21, 2023 via Zoom teleconference.

ATTENDANCE

Present: Michael Burton, President
Doug McLeish, Vice President
Charlie McClung, Secretary
Ron Brown, Treasurer
Darrin Campbell, Director
Marc Kazarian, Directors
Len Kranser, Director
Len Shulman, Director
Mike Winterhalter, Directors

Absent: none

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

CALL TO ORDER

The meeting was called to order at 7:30 P.M. by Board President, Michael Burton.

MOTION TO ADOPT AGENDA AS PUBLISHED

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

Resolved: To adopt the agenda as amended. **9/0**

HOMEOWNER FORUM

One Homeowner couple was in attendance to listen to the meeting.

CONSENT CALENDAR

A "consent calendar" has been prepared to expedite the business decisions. One motion will approve all items on the consent calendar. Upon motion duly made and seconded:

- A. **Resolved:** To approve the minutes from February 21, 2023 General Session meetings, as submitted. **8/0/1** (Director McClung abstain)
- B. **Resolved:** To accept the January 31, 2023 financial statements, as submitted.
- C. **Resolved:** To ratify the actions and approve the following transfers in excess of \$10,000.00.
- Great White Electrical - \$24,874.87
 - JMBM - \$12,913.00
 - Keystone 24,955.25

End of Consent Calendar: Motion passed. **9/0**

BUSINESS ISSUES

A. Treasurer's Report – and February 28, 2023 Financial Statements

The Board reviewed the Treasurer's Report prepared by Director Brown. Director Brown shared his recent financial forecast. Upon motion duly made and seconded:

Resolved: To accept the March Treasurer's Report, and February 28, 2023 financial reports, as submitted. **9/0**

B. Projects Updates

1. Entry/Park Enhancement

Entry is very close to completion. Exit lanes should be opened soon. The OCFA has added one more item to resolve before signing off and giving a certificate of authenticity.

Propane for the new generator will be delivered at the end of the month. A maintenance program and maintenance vendor need to be established.

Phase II projects include planting of Park area (including dog park, grass and area alongside #142) and installation of the tot lot equipment when cash flow allows. No Board action taken.

Board will utilize an Ad Hoc Committee to prepare a policy on adding memorials to the Park area. No Board action taken.

C. Parking Rules

An Ad Hoc Committee, chaired by Director Kazarian, will explore the parking rules for enforcement and potential changes. No Board action taken.

D. Vendor Requirements

Upon motion duly made and seconded:

Resolved: To approve to waive the vendor insurance requirements for the following vendors: **9/0**

- William Behun Architect
- JMBM Attorney
- Circa Domini International Engineers

E. Community and Vendor Updates

Reminder to collect for the two Monarch Cove units which did not purchase membership.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The meeting was held on 2/27/23. There were 4 reviews, 3 updates and 2 completions. Draft ACC Guidelines are nearing completion and to be sent for 28-day comment period. No Board action taken.

B. Tree Review Committee

With the exception of the open issue between 91 and 89, the other view concerns are being taken care of by the owners. No Board action taken.

C. Landscape Committee

Trees at the front entry were recently trimmed. Management is directed to see if they are complete with the Ficus, Moreton Bay Fig and two Olives that need more separation. No Board action taken.

D. Emergency Preparedness Committee

Chairperson Linda Pierog gave her report on increased communications with Gate staff and block captains. They are looking for more back up captains. No Board action taken.

E. Beach Club Advisory Committee

A meeting is being scheduled. Menu Committee is to be represented by chairperson Lisa Campbell. No Board action taken.

F. Access Gate Entry Representative

Gate updates were given by the Chairperson. No Board action taken.

G. Facilities/Maintenance Committee

No Board action taken.

H. Orientation/Welcome Representative

No Board action taken.

I. Caring Neighbor Outreach

No Board action taken.

J. Financial Statement

No Board action taken.


NEWSLETTER SUGGESTIONS

The following topics were suggested for the next Bay Banter: Parking Procedures, RFID tag and entry procedures, and EPC updates.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:24 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, April 18, 2023 via teleconference.

ATTEST

Signature _____  _____ Date 4/20/2023 | 3:38 PM PDT