

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

APRIL 18, 2023

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, April 18, 2023 via Zoom teleconference.

ATTENDANCE

Present: Michael Burton, President (arrive 7:06 P.M.)
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 6:58 P.M. by Board Vice President, Doug McLeish.

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. **8/0**

HOMEOWNER FORUM

Three Homeowners were in attendance to discuss unwanted activities at the base of the bluff homes, to comment on the speed tables and the Cocktail Connection events and 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 March 21, 2023 General Session meetings, as submitted. **8/0**

B. Resolved: To ratify the actions and approve the following transfers in excess of \$10,000.00.

- Consolidated Contracting - \$87,130.95
- Keystone \$21,996.00

End of Consent Calendar: Motion passed. **8/0**

BUSINESS ISSUES

A. Treasurer’s Report – and March 31, 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 April Treasurer’s Report, and March 31, 2023 financial reports, as submitted. **9/0**

B. Projects Updates

1. Entry/Park Enhancement

Phase I: Awaiting sign-offs from the City Planners. Bond release request is being processed. Awaiting final inspection by OCFA for the generator before the propane can be added.

Upon motion duly made and seconded:

Resolved: To approve the initial pickleball hours of 9:00 A.M. to 5:00 P.M. **9/0**

Resolved: To approve the fountain maintenance contract not to exceed \$120.00 per week. **9/0**

Phase II: Park permit is transferred to Park West Landscape to handle the remainder of the Park project. Playground equipment requires a 5-month lead time.

Upon motion duly made and seconded:

Resolved: To approve the playground equipment deposit to Dave Bang, in the amount of \$80,000.00. **9/0**

Resolved: To appoint Directors McClung and McLeish to the Ad Hoc Memorial Requests committee to prepare a guideline for accepting memorial donations. **9/0**

C. Gate Strike Policy

Upon motion duly made and seconded:

Resolved: To approve to send the proposed automatic Gate Strike Fine of \$250 and any costs for repair if required; for any owner, guest, tenant, Beach Club member or vendor who strikes a gate arm, with any vehicle, to membership for a 28-day comment period. **8/0/1** (Director Kranser abstain)

D. Welcome Committee Budget

It was suggested that the Committee not hold a Cocktail Connection during the months that the Beach Club is hosting a Cocktail party (May and September) or December. The Board would like a mission statement for the events or a specific plan for the funds. This item has been pended to September or October meeting.

E. Upcoming Community Events

The Ad Hoc July 4th Committee will meet to plan the event and potential expenses. No formal board action taken.

F. Community and Vendor Updates

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The meeting was held on 3/27/23. There were 3 reviews, 3 updates and 2 completions. Tracking of projects and whether removal of poles would be included in the updated ACC Guidelines. No Board action taken.

B. Tree Review Committee

#91 and #89 remain at the IDR stage.
History and legal opinions will be reviewed for the view issue between #431 and #426. No Board action taken.

C. Landscape Committee

It was requested that tree trimming be included in the next budget and able to be approved by the Landscape Committee. Mulch requests are pended to July. Upon motion duly made and seconded:

Resolved: To approve the proposal from Park West to trim the hedge along Neptune Park, in the amount of \$3,840.00, prior to installation of the turf, but scheduled as far out as possible. **9/0**

D. Emergency Preparedness Committee

Chairperson Linda Pierog will be going to the Emergency Expo in Laguna Niguel and hopes to bring more members to this event. No Board action taken.

E. Beach Club Advisory Committee

The In&Out Burger event is scheduled for Friday 4/28. The Beach Club and MBA are co-sponsoring and will offer two tickets, gratis per home, up to 500 Burgers. Additional meals can be

purchased for \$10 each and will be expensed to the owner's Beach Club account. No Board action taken.

F. Access Gate Entry Representative

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

G. Facilities/Maintenance Committee

Awaiting the response from OCFA, expected on 4/19 to fill the generator's propane tank. 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: Summer Cocktail Party, Burger Event and Gate Strike Fine proposed change.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:46 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, May 16, 2023 via teleconference.

ATTEST

Signature _____  Date 5/22/2023 | 4:14 PM PDT