

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

MAY 16, 2023

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, May 16, 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: Lisa Klasky, CCAM, Community Liaison
Keystone Pacific Property Management

CALL TO ORDER

The meeting was called to order at 7:10 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

Three Homeowners were in attendance to discuss the links to meeting, status of the trees along BCD and issues at 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. Upon motion duly made and seconded:

- A. **Resolved:** To approve the minutes from April 18, 2023 General Session meetings, as submitted.
- B. **Resolved:** To ratify approval of the Cal Gate proposal to repair the mid-gate, in the amount of \$2,123.19 and to install a temporary part, in the amount of \$857.39.
- C. **Resolved:** To ratify the actions and approve the following transfers in excess of \$10,000.00.
- CR&R - \$10,075.43
 - Dave Bang - \$80,000.00

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

BUSINESS ISSUES

A. Treasurer's Report – and April 30, 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 May Treasurer's Report, and April 30, 2023 financial reports, as submitted. **9/0**

B. Projects Updates

1. Entry/Park Enhancement

Phase I: Sign off from the City Planners for Entry improvements and bond release is happening.

Upon motion duly made and seconded:

Resolved: To approve the speed table and exit gate lights, for \$2,111.00. **8/1** (Director Kranser against)

Resolved: To approve \$1,737.00 for the cabinet installation and the stop sign. **9/0**

Phase II: Park West has begun installation of park landscaping with completion within 2-3 weeks. Propane has been added to the tank. Change orders for the park original contract price of \$195,000.00 are needed due to several factors.

Upon motion duly made and seconded:

Resolved: To approve the change orders with a total remaining payment of \$250,000.00 to Park West for the completion of landscaping within Neptune Park and along PCH. **9/0**

Resolved: To approve a cost not to exceed of \$33,000.00 for park furniture after additional bids are received. **9/0**

C. Reserve Study Proposal

Upon motion duly made and seconded:

Resolved: To approve the proposal from ARS to perform a site, update 2023-2024 Reserve Study, with photos, in the total amount of \$3,200.00. **9/0**

D. Annual Pavement Report

The annual Pavement Report as prepared by LaBelle Marvin was reviewed. Street work was recommended for this year and is estimated at \$207,000.00. Upon motion duly made and seconded:

Resolved: To approve to move forward with this project and have LaBelle Marvin obtain competitive bids. **9/0**

E. Towing Policy and Expanded Patrol Service

This item was discussed. No Board action taken.

F. Welcome Committee Budget

Director McClung will re-visit this with Chairperson Sampedro. This item will not be re-addressed until 2024. No Board action taken.

G. Community and Vendor Updates

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The next ACC meeting was scheduled for May 15, 2023. No Board action taken.

B. Tree Review Committee

#91 and #89. The IDR has stalled and is awaiting attorney response.
#431 view issue with #426. A response from their attorney was received; however, Mr. Kavanaugh has said that he will take care of it.

C. Landscape Committee

No Board action taken.

D. Emergency Preparedness Committee

It was noted that the first aid kit is missing and a new one will need to be ordered. No Board action

taken.

E. Beach Club Advisory Committee

The Board discussed the annual Membership Donation and whether to designate this year's donation recipient or wait until the next annual meeting in September. A suggestion for this current year was discussed. The Board will consider an alternative in September 2023 for 2024 membership. Casa Romantica was suggested as a potential charity for 2024. Upon motion duly made and seconded:

Resolved: To approve a membership donation to Mission Hospital for the membership that starts immediately. **9/0**

F. Access Gate Entry Representative

Gate updates were given by the Chairperson. The Board would like name plates to be added for all guards. 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: July 4th event, gate access procedures, sports courts procedures and Gate Strike Fine proposed change. Ensure that eblasts sent with agendas have the zoom log-in link.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:30 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, June 20, 2023 via teleconference.

ATTEST

Signature _____ DocuSigned by:
Charlie Mellung _____ Date 6/23/2023 | 12:02 PM PDT
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