

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

JUNE 20, 2023

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, June 20, 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 7:41 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

Four Homeowners were in attendance to discuss the Welcome Committee plans, tennis court reservation system 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 May 16, 2023 General Session meetings, as submitted.

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

- Net Retailers - \$11,954.11
- Swedelson Gottlieb - \$12,374.00
- Swedelson Gottlieb - \$25,383.50
- VSI - \$26,840.14
- Kathy Ruland- \$13,687.16

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

BUSINESS ISSUES

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

B. Projects Updates

1. Park Enhancement

Grass has been installed and tot lot equipment is expected for September/October. Landscape turnover is happening on 7/3/23. Generator ATS needs to be upgraded. Subterranean drainage system and retention basins will require inspections and cleaning twice per year. Another vendor and bid is being sought.

Upon motion duly made and seconded:

Resolved: To approve the two inspections and 1 clean out per year, in the amount not to exceed \$9,100.00 **9/0**

C. Gate Strike Rule Change

Favorable comments were reviewed. Upon motion duly made and seconded:

Resolved: To approve the Gate Strike Policy be added to the Fine Policy which will state “Any collision with a traffic control device reduces the life of the device, even if the device is still operational and will result in a minimum automatic fine of \$250.00 per incident. In addition, the Board of Directors may assess residents the cost to repair and/or replace components specifically damaged as a result of the contact/collision.” **9/0**

D. Vendor Access and Parking

Multiple suggestions for easing the congestion at the gate and limiting vendor equipment overtaking parking were discussed and will be investigated. No Board action taken.

E. Landscape Installation Inside Gates

Upon motion duly made and seconded:

Resolved: To approve the proposal from Park West to install landscaping on the island behind the front gates and alongside 142 MBD, in the amount of \$28,581.87. **9/0**

F. Holiday Lighting

Upon motion duly made and seconded:

Resolved: To approve the lighting proposal from Garrett Electric to include standard at \$7,800 and two additional options at \$1,000.00 and \$800.00 for a total of \$9,600.00. **9/0**

G. Ban on Short Term Rentals

Board directed Management to submit the required paperwork to the City of DP Planning Commission to be added to the list of communities with a Ban on Short Term rentals. No Board action taken.

H. Community and Vendor Updates

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on May 15, 2023 and the next meeting is scheduled for June 26, 2023. They will review all project start dates and fine those that have taken longer than approved. 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. Management will review on the next inspection and send a letter explaining the requirements of section 8.2. No Board action taken.

C. Landscape Committee

No Board action taken.

D. Emergency Preparedness Committee

No Board action taken.

E. Beach Club Advisory Committee

No Board action taken.

F. Access Gate Entry Representative

Changes in the gate staffing were discussed as well as the unfortunate medical issue affecting the Post Commander and necessitating new staff. Additional staffing for the July 4th holiday is requested. No Board action taken.

G. Facilities/Maintenance Committee

No Board action taken.

H. Orientation/Welcome Representative

Upon motion duly made and seconded:

Resolved: To approve \$2,000.00 budget for the Welcome Committee to utilize for two events. **9/0**

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 rule change and litigation update. 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 9:08 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, July 18, 2023 via teleconference.

ATTEST

Signature _____  Date 7/19/2023 | 1:08 PM PDT