

**MONARCH BAY ASSOCIATION**

**GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS**

**JULY 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, July 18, 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 (depart 9:00 P.M.)  
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 7:52 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**

Five Homeowners were in attendance to discuss the Welcome Committee plans, ask about and share concerns over the Association litigation 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 June 20, 2023 General Session meetings, as submitted.
- B. **Resolved:** To approve the proposal from Accurate Voting for inspector of election costs of \$952.70 plus the costs to attend the election.
- C. **Resolved:** To ratify the actions and approve the following transfers in excess of \$10,000.00.
- JMBM - \$25,000.00
  - Park West \$211,971.49
  - VSI \$13,600.00
- End of Consent Calendar: Motion passed. **9/0**

## **BUSINESS ISSUES**

### **A. Treasurer’s Report – and June 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 July Treasurer’s Report, and June 30, 2023 financial reports, as submitted. **9/0**

### **B. 2023-2024 Fiscal Year Draft Budget**

Director Brown gave some details on the draft budget, as presented. This item was pended until the August meeting to receive the Reserve Study and final Keystone Contract numbers.

### **C. Projects Updates**

#### **1. Park Enhancement**

Final details were reviewed including the gates needing adjustment. A new vendor, Power Amp, has been found manage the generator start-up, in the amount of \$1,800.00. It will be a two week start.

A second bidder, Downstream Systems, for the subterranean drainage system and retention basin inspections and clean out came in at a lower cost of \$,4,250.00. The Association will work with Downstream Systems.

Upon motion duly made and seconded:

**Resolved:** To approve the use of Power Amp to prepare and start up the generator, in the amount of \$1,800.00. **9/0**

### **D. Street Project Proposals**

The proposals were reviewed. Two speed bumps, where the temporary speed bumps are located near the mid gate and 40 MBA are to be added to the scope. This item has been pended until the final bidder, Hardy and Harper return their bid.

#### **E. Animal Pest Management Proposals**

Upon motion duly made and seconded:

**Resolved:** To approve the proposal from APM to treat/eradicate gophers and rats, in the amount of \$105.00/month and rabbits, in the amount of \$325.00/month as needed. **9/0**

#### **F. Golf Cart Indemnity**

The board discussed having an updated golf cart waiver which may include e-bikes as well, owner insurance would list the Association as additionally insured. Request management to get an updated legal opinion and to verify with Insurance that the association is covered. No formal board action taken.

#### **G. Community and Vendor Updates**

Guards are to close the umbrellas at dusk. No Board action taken.

### **COMMITTEE REPORTS & ITEMS OF INTEREST**

#### **A. Architectural Committee**

The ACC met on June 26, 2023 and the next meeting is scheduled for July 31, 2023. New guidelines and new application are in progress and should be ready for August meeting. No Board action taken.

#### **B. Tree Review Committee**

#426. Management working with Homeowner explaining the requirements of section 8.2. No Board action taken.

#### **C. Landscape Committee**

No Board action taken.

#### **D. Emergency Preparedness Committee**

To date, about \$60,000.00 had been raised for Ruben with the Community GoFundMe account. No Board action taken.

#### **E. Beach Club Advisory Committee**

No Board action taken.

#### **F. Access Gate Entry Representative**

Upon motion duly made and seconded:

**Resolved:** To approve gate staff bonuses, Ruben: \$2,500; Juan: \$5,000; Jonathan: \$1,000; Al: \$1,000; Giovanni: \$250 for a total amount of \$9,750.00. **9/0**

**G. Facilities/Maintenance Committee**

The preventative maintenance costs proposal from AGS was tabled. Bids for replacing the reader from Cal Gate, AGS and WC Friend were reviewed. Upon motion duly made and seconded:

**Resolved:** To approve the Facilities committee to make the final decision after repair costs are received, not-to-exceed the Cal Gate bid of \$3,918.81. **7/1** (Director Kranser against mid-gate repairs, Director Shulman departed)

**H. Orientation/Welcome Representative**

Chairperson Sampedro shared her report with the Board. 15 committee members are eager to welcome the newest members.

**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 4<sup>th</sup> event, Contest winners, request for July 4<sup>th</sup> photos, Neptune Volleyball, gate access procedures, sports courts procedures. 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 9:12 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, August 15, 2023 via teleconference.

**ATTEST**

Signature \_\_\_\_\_  Date 8/21/2023 | 10:15 AM PDT