

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

SEPTEMBER 19, 2023

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, September 19, 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

Absent: None

Management: Elizabeth Reed, CMCA, AMS
Jacquelyn Barlow, Assistant Manager
Keystone Pacific Property Management

CALL TO ORDER

The meeting was called to order at 7:31 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 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 August 15, 2023 General Session meeting, as submitted.

B. This item was pulled from the consent calendar for discussion.

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

- Consolidated Contracting - \$300,000.00 and \$104,750.64
- JMBM - \$75,049.47
- Keystone - \$19,970.00
- Park West - \$28,581.87

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

B. **Resolved**: To ratify the approval of the Three Phase proposal to replace two bollards in the amount of \$2,115.00. **9/0**

BUSINESS ISSUES

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

B. 2023-2024 Insurance Premium Renewal

Upon motion duly made and seconded:

Resolved: To approve to have the Executive Committee approve the Insurance Premium Renewal, up to a 5% increase over the current year. **9/0**

C. Entry and Park Project

Small details are being finished and work is being wrapped up on the Park project. Tot Lot is scheduled to be installed by November. It was noted that a future capital improvement project would be to replace the roof of the outbuilding. No formal board action taken.

D. Generator Maintenance Contract

Some recommendations regarding frequency of maintenance were requested from the Committee. This item was tabled pending additional information.

E. Legal Costs

The treasurer reviewed the legal cost by matter for the past three years. This data may be shared at the Annual meeting. No Board action taken.

F. Entry Gate Best Practices

Paul Sampedro has been added to the Entry Committee who will review the daily gate usage and make recommendations to the Board. No Board action taken.

G. Bay Banter Articles

Director Shulman had proposed to write an article for the monthly Bay Banter summarizing the legal matters to be called Legal News to Note. The Board has requested guidance from legal on what may and may not be shared. No Board action taken.

H. Golf Cart and E-Bike Waivers

Upon motion duly made and seconded:

Resolved: To begin to require the golf cart and motorized bike waivers, per the original rule change, for those who have had RFID/Decals added to their golf carts. **9/0** An article is to be added to the Bay Banter.

I. Community and Vendor Updates

Bay Banter topics for articles was discussed to include Safety and the golf cart waivers. No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on August 28, 2023 and the next meeting is scheduled for October 9, 2023. No Board action taken.

B. Tree Review Committee

#190 from, #233. The Rimels shared their trimming timetable with the Linnemanns. Until #43Chloe Ross has stated that she will have her gardener trim her trees. has said that they will have their gardener trim the trees.
Tree Trimming Committee is to intervene on the Stauff view blockage of the foliage by Kavanaugh's tree.

C. Landscape Committee

Recent reports were reviewed including the proposal to include more Carissa at the front entry. Upon motion duly made and seconded:

Resolved: To approve the Park West Proposal to install 150 carissa in the amount of \$5,250.00 for the entry on the Wall side. **9/0**

D. Emergency Preparedness Committee

The recent testing and repairs of the generator were discussed. No Board action taken.

E. Beach Club Advisory Committee

Requests for the Beach Club are to go through the Beach Club Committee. No Board action taken.

F. Access Gate Entry Representative

Two new guards have started at the front gate, Phil and Edgar. No Board action taken.

G. Facilities/Maintenance Committee

Facilities reports were reviewed. No Board action taken.

H. Orientation/Welcome Representative

No Board action taken.

I. Caring Neighbor Outreach

This committee is disbanding and will be absorbed into the Welcome Committee. Committees and appointments will be discussed at the October meeting. No Board action taken.

J. Financial Statement

No Board action taken.

NEWSLETTER SUGGESTIONS

The following topics were suggested for the next Bay Banter: Driving Safety, Election Results, Golf Cart waiver, Neptune Volleyball and Committee interest.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:13 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, October 17, 2023 via teleconference.

ATTEST

Signature _____  Date 10/23/2023 | 9:11 PM PDT