

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

OCTOBER 17, 2023

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, October 17, 2023 via Zoom teleconference.

ATTENDANCE

Present: Michael Burton, President
Doug McLeish, Vice President (out at 7:30 PM)
Mike Winterhalter, Treasurer
Kathleen Barbaresi, Director
Darrin Campbell, Director
Marc Kazarian, Directors
Len Kranser, Director
Len Shulman, Director

Absent: Charlie McClung, Secretary

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

CALL TO ORDER

The meeting was called to order at 7:23 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. **8/0**

HOMEOWNER FORUM

Four 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 September 19, 2023 General Session meeting, as submitted. **7/0/1** (Director Barbaresi abstain)
- B. **Resolved:** To ratify the approval of the insurance renewal with Farmers, in the amount of \$14,988.00.
- C. **Resolved:** To ratify approval of the annual trimming of the Moreton Bay Fig, in the amount of \$2,560.00.
- D. **Resolved:** To ratify the actions and approve the following transfers in excess of \$10,000.00.
- JMBM - \$37,931.19
 - Keystone - \$35,554.00

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

BUSINESS ISSUES

A. Treasurer's Report – and September 30, 2023 Financial Statements

The Board reviewed the Treasurer's Report prepared by Director Winterhalter. Upon motion duly made and seconded:

Resolved: To accept the October Treasurer's Report, and September 30, 2023 financial reports, as submitted. **8/0**

B. Reseating of the Officers

Upon motion duly made and seconded:

Resolved: To approve to maintain Michael Burton as President, Doug McLeish as Vice President and Charlie McClung as Secretary and to approve Mike Winterhalter as Treasurer and add Doug McLeish as additional invoice signer. **7/0/1** (Director McLeish abstain)

C. MBA Committees Approval

Upon motion duly made and seconded:

Resolved: To approve the Committees and Board liaisons as listed in the current Committee Roster in the packet, with the Caring Outreach Committee dissolving into the Welcome Committee. **7/0**

D. Park Project

The last portion of the park, the playground equipment, is to be installed in mid-November. No formal board action taken.

E. Street Project Proposals

Upon motion duly made and seconded:

Resolved: To approve the proposal from Quickel Paving for street repairs, in the amount of \$229,080.00 and the additional costs to add 3 speed bumps, in the amount of \$4,295.00. **7/0**

F. Automated Gate Proposals

Upon motion duly made and seconded:

Resolved: To approve the proposal by AGS for updated pedestrian gate locking mechanisms, in the amount of \$2,600.00. **7/0**

Resolved: To approve the proposal by AGS to maintain the 4 gate openings and 8 gate operators, and 6 barrier arms quarterly in the amount of \$745.00 per visit or \$2,980.00. **7/0**

G. Association Debit/Credit Card

Upon motion duly made and seconded:

Resolved: To approve the Association debit/credit card for use of goods, gift cards, or permits and not for vendor services with a proposed limit of \$10,000.00 monthly with the approver of Mike Winterhalter. **7/0**

H. Community and Vendor Updates

It was requested to remind the gate staff to use their map and send vendors and guests destined for Mall addresses to u-turn after guard house and turn right to the Beach gate. No formal Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on October 9, 2023 and the next meeting is scheduled for December 11, 2023. Gary is distributing the final version of the Architectural Guideline re-write to legal prior to distribution to Board and membership. No Board action taken.

B. Tree Review Committee

#124 from, #145. Mr. Brown has trimmed his trees and sent photos.
#43 Chloe Ross has stated that she had her gardener trim the trees.
#426 Homeowner will meet with the Tree View Committee later this week to review the view issue.
#91 has requested Mediation which has been scheduled for October 23.

C. Landscape Committee

Recent reports were reviewed including the tree trim proposal and proposals to monitor the Moreton

Bay Fig. The overseeding proposal was denied. Upon motion duly made and seconded:

Resolved: To approve the Park West Proposal trim trees within the Association per proposal MBA.026.1, in the amount of \$6,056.00. **7/0**

Resolved: To approve the proposal from Park West to monitor the Moreton Bay Fig in the amount of \$250.00 per quarter or visit. **7/0**

D. Emergency Preparedness Committee

Chairperson Linda Pierog shared their report with the Board. No Board action taken.

E. Beach Club Advisory Committee

Coral trees will need to be trimmed and other maintenance recommendations were discussed. No Board action taken.

F. Access Gate Entry Representative

Patrol Reports were reviewed. Requested to add to the next agenda: whether or not gate staff should ask for DL for visitors and vendors. 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. Financial Statement

No Board action taken.

NEWSLETTER SUGGESTIONS

The following topics were suggested for the next Bay Banter: Beach Club Parking and Party Rules, Golf Cart waiver, Halloween events and construction reminders.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:22 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, December 5, 2023 via teleconference.

ATTEST

Signature  Date 12/7/2023 | 8:53 PM PST