

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

FEBRUARY 20, 2024

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, February 20, 2024 via zoom teleconference.

ATTENDANCE

Present: Michael Burton, President
Doug McLeish, Vice President
Charlie McClung, Secretary
Mike Winterhalter, Treasurer
Kathleen Barbaresi, Director
Darrin Campbell, Director
Marc Kazarian, Director
Len Kranser, Director
Len Shulman, Director (departed 8:30 P.M.)

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 7:20 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

Twelve Homeowner/couples were in attendance.

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 January 16, 2024 General Session meeting, as submitted.
- B. **Resolved:** To ratify the actions and approve the costs for emergency dry out service and remediation by Service First, in the amount of \$3,153.00.
- C. **Resolved:** To approve the annual meeting date of September 28, 2024 and record date of August 28, 2024.
- D. **Resolved:** To approve to have Accurate Voting to act as Inspector of Election for the September 28, 2024 meeting in the amount of \$952.70 plus meeting attendance costs.
- E. **Resolved:** To ratify the actions and approve the following transfers in excess of \$10,000.00.
- Dave Bang - \$87,759.21
 - JMBM \$12,552.00 and \$14,586.00
 - Keystone - \$19,252.00

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

BUSINESS ISSUES

A. Treasurer’s Report – and January 31, 2024 Financial Statements

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

Resolved: To accept the February Treasurer’s Report, and January 31, 2024 financial reports, as submitted. **9/0**

B. 2022-2023 Draft Audit – Upon motion duly made and seconded:

Resolved: To approve the draft audit, as prepared by Kieckhafer Schiffer, to be sent to membership. **9/0**

C. Construction Saturday Access Rule Change

Upon motion duly made and seconded:

Resolved: To approve the Construction Access Rule change, removing all construction vendor access on Saturdays, to go into effect on March 6, 2024. **8/0/1** (Director Shulman abstain)

D. Entry Park Lighting Proposal

Upon motion duly made and seconded:

Resolved: To approve the proposal from Power Amp Electric to install additional lighting at the entrance and park, in the amount of \$36,450.00. **9/0**

E. Entry Traffic and Flashing Stop Sign

The proposal to add a flashing stop sign at the entrance was reviewed. No Board action taken.

F. CC&Rs Re-Write

The Board listened to homeowner comments on the proposed CC&Rs. No Board action taken.

G. Fine Policy

No formal board action taken.

H. PCH Tree Trimming Proposals

Upon motion duly made and seconded:

Resolved: To approve the proposal from Great Scott to trim, push back foliage and crown thin trees along the north side of PCH, in the amount of \$22,800.00. **9/0**

I. Homeowner Requests – 337 MBD McHenry

Upon motion duly made and seconded:

Resolved: To approve to send the costs to repair the water damage in the garage to Farmers as a claim. **9/0**

J. Community and Vendor Updates

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on January 22, 2024. There were 4 reviews, 2 updates, and 4 completions. The final version of the Arch Guidelines is being reviewed by counsel. No Board action taken.

B. Tree Review Committee

#425 had requested trimming for his view corridor from #425. #425 has trimmed the front bushes. No Board action taken.

C. Landscape Committee

Recent reports were reviewed including proposals. Upon motion duly made and seconded:

Resolved: To approve the following proposals: **8/0**

- Park West Proposal, MBA029, to trim the park hedges down to 14 feet, in the amount of

\$6,120.00.

- Park West Proposal, 112213, for Mall staking in the amount of \$938.67.
- Park West Proposal, 112025, to harvest succulents donated by #401, in the amount of \$1,760.00.

D. Emergency Preparedness Committee

No Board action taken.

E. Beach Club Advisory Committee

A request to add the chain at the entrance to Beach Club drive was re-requested. No Board action taken.

F. Access Gate Entry Representative

No Board action taken.

G. Facilities/Maintenance Committee

Facilities reports were reviewed. Homeowner Russ Pflueger gave a presentation on adding a sand Volleyball court to Neptune Park. An update on the BKF hydrology review was given. No Board action taken.

H. Orientation/Welcome Representative

The Welcome Committee proposes sending out a survey for the types of activities the membership would like to see. They suggested adding whether one is interested in a volleyball court be added to the survey. No Board action taken.

I. Financial Statement

No Board action taken.


NEWSLETTER SUGGESTIONS

The following topics were suggested for the next Bay Banter: CC&R communication, Construction Rule change, Tot lot and Beach Club membership update.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 9:17 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, March 19, 2024 via teleconference.

ATTEST

Signature _____  Date 3/20/2024 | 3:11 PM PDT

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