

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

MARCH 19, 2024

*****MINUTES*****

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

Absent: Len Shulman, Director

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

Vendor: Lara Leitner, JMBM
Gary Wiggle, Keisker & Wiggle Architects

CALL TO ORDER

The meeting was called to order at 7:25 P.M. by Board President, Michael Burton.

MOTION TO ADOPT AGENDA AS PUBLISHED

The Board reviewed and approved the agenda with the appeal moved to the beginning. Upon motion duly made and seconded:

Resolved: To adopt the agenda, as amended. **8/0**

HOMEOWNER FORUM

Twelve Homeowner/couples were in attendance to listen, to comment on CC&Rs and proposed Volleyball court.

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 February 20, 2024 General Session meeting, as submitted.
- B. **Resolved:** To ratify the actions and approve the costs for pavilion roof repair/replacement, in the amount of \$34,568.00.
- C. **Resolved:** To approve Solar Symphony to install seven additional solar panels, in the amount of \$11,131.00.
- D. **Resolved:** To ratify the actions and approve the following transfers in excess of \$10,000.00.
- JMBM - \$11,440.50
 - Keystone - \$19,683.00
 - Kieckhafer Schiffer - \$10,200.00
 - Monarch Development & Design - \$34,568.00
 - Power Amp Electric - \$13,522.63

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

BUSINESS ISSUES

A. Treasurer’s Report – and February 29, 2024 Financial Statements

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

Resolved: To accept the March Treasurer’s Report, and February 29, 2024 financial reports, as submitted. **8/0**

- B. **Homeowner ACC Appeal – 432 MBD** – The Homeowner Mr. McFadden and his Architect, Phil Edmondson, presented his appeal for the ACC denial of the current Architectural plans for 432. Upon motion duly made and seconded:

Resolved: To table this pending an on-site review by the Board at Mr. McFadden’s request. **7/0**

C. Mid Gate Repairs

No Board action taken.

D. Entry Pavers Maintenance

The Board would like to have the power washing completed and then determine a regular maintenance schedule and pricing. Upon motion duly made and seconded:

Resolved: To approve the proposal from Canelo to power wash the entrance pavers, in the amount of \$3,141.61. **7/0**

E. BKF Proposal for Drainage Improvement

This item was tabled pending a confer with BKF and the pavement engineer on possible ideas to work into the current street repairs. No Board action taken.

F. CC&Rs Re-Write

The Board discussed changes to the language which the Ad Hoc Committee will incorporate into a new draft to be sent to Stephen Brindle for review and update. Upon motion duly made and seconded:

Resolved: To approve to send the proposed Mall Greenbelt map to membership for comment. **7/0**

G. Community and Vendor Updates

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on February 26, 2024. There were 4 reviews, 3 updates, and 4 completions. The final version of the Arch Guidelines is being reviewed by counsel. No Board action taken.

B. Tree Review Committee

No Board action taken.

C. Landscape Committee

Upon motion duly made and seconded:

Resolved: To approve the following proposal from Park West: **7/0**

- Park West Proposal, 112482, for Mall staking in the amount of \$2,190.00.

D. Emergency Preparedness Committee

Chairperson Pierog is actively soliciting for block captains. She is preparing training for emergency exit at the Beach Club gate area. No Board action taken.

E. Beach Club Advisory Committee

The next meeting with the Beach Club is scheduled for March 26th. 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 an updated presentation on adding a sand Volleyball court to Neptune Park. 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: CC&R communication.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 9:01 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, April 16, 2024 via teleconference.

ATTEST

Signature DocuSigned by: Charlie Mellung 63A3DF571CA14B3... Date 4/17/2024 | 11:48 AM PDT