

**MONARCH BAY ASSOCIATION**

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

**APRIL 16, 2024**

**\*\*\*MINUTES\*\*\***

**NOTICE** Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, April 16, 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  
Len Kranser, Director  
Len Shulman, Director (depart 8:30 P.M.)

Absent: Marc Kazarian, Director

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

**CALL TO ORDER**

The meeting was called to order at 7:09 P.M. by Board President, Michael Burton.

**MOTION TO ADOPT AGENDA AS PUBLISHED**

The Board reviewed and approved the agenda. Upon motion duly made and seconded:

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

**HOMEOWNER FORUM**

Thirteen Homeowner/couples were in attendance to listen, to comment on the proposed Volleyball court and to comment on infrastructure.

**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 March 19, 2024 General Session meeting, as submitted.

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

- JMBM - \$13,102.32, \$28,221.50
- Keystone - \$24,551.25
- Kieckhafer Schiffer - \$10,200.00
- Solar Symphony - \$11,683.58

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

## **BUSINESS ISSUES**

### **A. Treasurer’s Report – and March 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 April Treasurer’s Report, and March 31, 2024 financial reports, as submitted. **8/0**

B. **Homeowner ACC Appeal – 432 MBD** – The Homeowner Mr. McFadden and his Architect, Phil Edmondson, had previously 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 a further meeting with the owner, his Architect and members of the ACC to the May Board meeting. **8/0**

### **C. CC&Rs and Bylaws Re-write**

Upon motion duly made and seconded:

**Resolved:** To approve for President Burton to survey the Mall owners on their preferred location of the Greenbelt easement boundary lines. The easement is all inclusive for use, maintenance and irrigation. **8/0**

### **D. Proposed Volleyball Court**

The Board would like to have a final proposal with rendering and costs submitted. Upon motion duly made and seconded:

**Resolved:** To approve to send the final plan to membership and conduct a yes/no poll. **6/1/1** (Director Kranser abstain and Director Winterhalter against)

### **E. Janitorial Proposal Neptune Park Events**

Upon motion duly made and seconded:

**Resolved:** To approve the proposal from Sterling Janitorial to clean up after Park events, in the amount of \$195.00 per visit. **8/0**

#### **F. Cox Internet**

This item was tabled pending plan details and costs.

#### **G. Tree Trimming PCH South Side**

It was discussed to not complete the trimming on the south side of PCH at this time. It may be revisited at a future date based on growth in this zone.

#### **H. Upcoming Community Events**

Director McLeish is gathering the July 4<sup>th</sup> committee to begin planning. The allocated budget for this event is expected to be adequate. The Summer Kickoff Cocktail Party is tentatively scheduled for Sunday, May 19<sup>th</sup>.

#### **I. Community and Vendor Updates**

No Board action taken.

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

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

The ACC met on March 25 2024. There were 6 reviews, 5 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 minus the junipers at 411: **8/0**

- Park West Proposal, MBA 030 in the amount of \$6,409.00.

#### **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**

Director Campbell gave an update on facilities projects at the Beach Club which included: maintenance of the fence, security cameras, signage and the entry awning. Parking lot slurry repairs are scheduled and it was suggested that the report from LaBelle Marvin on the recommended repairs be forwarded.

Dates for the In-N-Out Truck were discussed. Upon motion duly made and seconded:

**Resolved:** to approve the In-N-Out Truck contract, in the amount of \$5,333.63. **8/0**

Director Kranser discussed the Membership donation. Upon motion duly made and seconded:

**Resolved:** To approve to give the Beach Club membership donation to the Children’s Hospital for their Gala on May 18<sup>th</sup>. **7/0**

**F. Access Gate Entry Representative**

Director Winterhalter provided updates and the reports were reviewed. 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: CC&R communication, In-N-Out, Volleyball survey.

**ADJOURNMENT**

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:46 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, May 21, 2024 via teleconference.

**ATTEST**

Signature \_\_\_\_\_  Date 5/23/2024 | 10:22 AM PDT