

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

MAY 8, 2024

***** MINUTES *****

NOTICE The members of the Board of Directors for the Monarch Bay Association held an emergency General Session on Wednesday, May 8, 2024 via Zoom Teleconference.

CALL TO ORDER

The meeting was called to order at 6:10 P.M. by Board President, Michael Burton

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

Absent: none

Management: Elizabeth Reed, CMCA, AMS
Lisa Klasky, Architectural Liaison
Jacquelyn Barlow, Assistant Manager
Keystone Pacific Property Management, LLC

Lara Leitner, JMBM, Association Attorney
Gary Wiggle, Keisker and Wiggle, Association Architect

Homeowners: Four sets of Homeowners were in attendance to listen to the meeting.

A. ACC APPEAL 432 Monarch Bay Drive – Upon motion duly made and seconded: Motion carried **9/0**

Resolved: To approve to deny the appeal as moot since the original plans have been revised and direct the ACC to allow the McFaddens to immediately proceed to staking on their revised plans subject to the following conditions precedent:

1. Submit to the ACC within 7 days a complete application per the Submittal Checklist, including an updated elevation plain, roof plan, and building sections, which are not yet on file.

2. A variance for the spa shall only be granted if it contains a self-locking lid as the safety feature. A safety fence will not be approved.
3. The top height of the retaining wall as noted on the plans must be maintained and any landscaping plan showing heights that differ will not be approved.
4. A landscaping plan by a licensed landscape architect must be submitted to and approved by the ACC and Mall Landscape Committee.
5. The slope oceanward of the retaining wall should start not more than 4 inches below top of the retaining wall and continue gradually down to the Mall pathway.
6. The modified plans must be staked for 30 days pursuant to the Architectural Guidelines.
7. The ACC must consider any objections made during the staking period and per the Architectural Guidelines, no variance can be granted if there is a written objection from an owner in Tract #4472 unless the ACC finds the objection to be arbitrary, capricious or clearly unreasonable.

ADJOURNMENT

The Board adjourned the Executive Session meeting at 6:20 P.M.

ATTEST

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Charlie Mellung
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Signature _____ Date 5/23/2024 | 10:22 AM PDT