

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

MAY 21, 2024

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, May 21, 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 (8:00 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 7:39 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. **9/0**

HOMEOWNER FORUM

Alex Harding of Go Access was in attendance to share his proposal and features for access software. Six Homeowner/couples were in attendance to comment on the CC&Rs, infrastructure, and 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 April 16, and May 8, 2024 General Session meetings, as submitted.
- B. **Resolved:** To approve the change orders to street repairs from Quickel, in the amount of \$150,712.54.
- C. **Resolved:** To approve the Downstream contract, in the amount of \$402.00 per service.
- D. This item was removed from the consent calendar for discussion of legal expenses.

End of Consent Calendar.

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

- Dave Bang - \$27,054.00
- JMBM - \$31,557.00
- Keystone - \$22,286.25

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

BUSINESS ISSUES

A. Treasurer’s Report – and April 30, 2024 Financial Statements

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

Resolved: To accept the May Treasurer’s Report, and April 30, 2024 financial reports, as submitted. **8/0**

B. Go Access Software Proposal

CEO Alex Harding was in attendance. Upon motion duly made and seconded:

Resolved: To approve switching from DwellingLive to Go Access software to include the platform subscription, at \$1,495/month, the Cloud LP and AI Recognition for \$249/month and the one-time installation of three access control panels for \$6,828. **9/0**

C. CC&Rs and Bylaws Re-write

The Board updated homeowners on the next steps, which include approval of the final proposed draft CC&Rs to include the greenbelt boundary map for Tract 4472, adding the CC&Rs red-lined version to the website for homeowners to review and to hold a Town Hall meeting ahead of a formal vote for the CC&Rs and Bylaws. No formal Board action taken.

D. Patrol Vendor Proposal – St. Moritz

The Board review the proposal and options for gate and patrol service from St. Moritz. Upon motion duly made and seconded:

Resolved: To approve the proposal for guard service, at same hours, in the annual amount of \$297,411.50. **8/0**

E. 2024-2025 Draft Reserve Study

This item was tabled for the June meeting pending further review.

F. Cox Internet Bundle

This item was tabled as Cox had not sent in a proposal and for review of the City Fiber plan.

G. VSI Camera and Gate Proposal

Upon motion duly made and seconded:

Resolved: To approve the proposal from VSI to install a camera at the Beach Club parking lot, in the amount of \$4,193.56 plus a monthly subscription for \$99.00. **8/0**

H. One Monarch Cove Fence

This item was referred to the ACC for a recommendation to be made to the Board. No Board action taken.

I. Community and Vendor Updates

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on April 29, 2024. There were 5 reviews, 2 updates, and 0 completions. Suggested revisions of the Arch Guidelines are being reviewed by counsel. No Board action taken.

B. Tree Review Committee

No Board action taken.

C. Landscape Committee

Reports were reviewed. LSC is to prepare a planting plan for the North PCH area now that foliage has been reduced. A request for quarterly color to be added to the front islands was made. Upon motion duly made and seconded:

Resolved: To approve to add color flowers to the front circle islands by Park West, in the amount NTE \$10,000.00. 8/0

D. Emergency Preparedness Committee

Chairperson Pierog is planning a June activity for the Block Captains. No Board action taken.

E. Beach Club Advisory Committee

The In N Out Burger Event has been set for Thursday May 30th with RSVPS required. CHOC Gala Event auctioned off the Membership donation on May 18th. The Pierog's are to learn the amount bid for the donation. No Board action taken.

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, Candidacy Statements, July 4th Event, Street work dates and requirements.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:54 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, June 18, 2024 via teleconference.

ATTEST

Signature _____

DocuSigned by:
Charlie Mellung
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Date 6/20/2024 | 1:17 PM PDT