

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

JUNE 18, 2024

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, June 18, 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

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 7:17 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

Representatives from Cityside Fiber were on hand to answer questions about their Fiber optics bundle proposal. Six homeowners were in attendance to discuss the CC&R greenbelt map, Laguna Beach fireworks 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 May 21, 2024 General Session meetings, as submitted.
- B. **Resolved:** To ratify approval of the gate loop replacement proposal for \$4,073.93.
- C. **Resolved:** To ratify the actions and approve the following transfers in excess of \$10,000.00.
 - JMBM - \$9,165.84, \$18,465.00, \$31,358.73
 - GoAccess \$12,060.00
 - Keystone - \$22,286.25
 - PowerAmp Electric - \$22,927.00

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

BUSINESS ISSUES

A. Treasurer’s Report – and May 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 June Treasurer’s Report, and May 31, 2024 financial reports, as submitted. **9/0**

B. CC&Rs and Bylaws Re-write

The Board shared the next steps towards getting the vote of membership on the proposed CC&Rs to include posting the current draft and red-line comparison and hosting the Town Hall meeting on July 18th at 5:00 P.M. Upon motion duly made and seconded:

Resolved: To approve the current proposed CC&Rs, inclusive of minor changes, and recordable map for Homeowners review. **9/0**

C. 2024-2025 Draft Reserve Study

Upon motion duly made and seconded:

Resolved: To approve the 2024-2025 draft Reserve Study as prepared by ARS. **9/0**

D. Internet Bundle

Representatives from Cityside Fiber were in attendance to answer questions on the fiber optics bundle services proposal. This item was tabled pending additional information and details to be negotiated.

E. Garrett Holiday Lighting Proposal

This item was tabled pending an explanation of the steep increase in costs over last year.

F. Park West Tree Trim Proposal

This item was tabled pending an additional bid and decision on whether these costs would be passed onto the Homeowner of #236, which the homeowner who denied access to Great Scott for trimming behind his property.

G. Pavilion Roof Staining Proposal

This item was tabled pending additional bids.

H. Community and Vendor Updates

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on June 10, 2024. There were 9 reviews, 0 updates, and 0 completions. The Committee Liaison recommended not distributing proposed Architectural Guidelines for comment prior to approval of the CC&Rs. A change in construction hours was discussed. No Board action taken.

B. Tree Review Committee

No Board action taken.

C. Landscape Committee

Reports were reviewed and Landscape Committee plans were shared. No Board action taken.

D. Emergency Preparedness Committee

The Committee is working on updating the block captains. No Board action taken.

E. Beach Club Advisory Committee

Director Kazarian updated the Board on the Beach Club meeting which included the following projects in progress or completed:

- Parking lot gate painted
- Tram path completed
- Camera to be installed July 1st
- New posts are being completed
- 4 new fire pits are being added.

- Additional signage, “no trespassing”, is being added
- Notices to not park e-bikes at the bottom of the stairs was discussed.
- New canopy at the entrance coming soon.
- The Beach Club will be closed on November 11th for maintenance and cleaning.

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, New Access Software, new gate guards, reminder on Beach Club parking rules, Candidacy Statements, and the July 4th Event.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:41 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, July 16, 2024 via teleconference.

ATTEST

Signature _____

DocuSigned by:

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Date 7/17/2024 | 11:28 AM PDT