

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

July 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, July 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
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 7:28 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 Frontier were available to share and answer questions about their Fiber optics bundle proposal. Seven homeowners were in attendance to discuss the architectural minutes, the fiber bundles 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 June 18, 2024 General Session meetings, as submitted.

B. **Resolved**: To ratify approval of the microphone addition for \$1,572.34.

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

- Keystone - \$25,531.25
- Quickel Paving - \$317,407.00

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

BUSINESS ISSUES

A. Treasurer’s Report – and June 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 June 30, 2024 Financial Statements as submitted. **9/0**

B. CC&Rs and Bylaws Re-write

The Board reviewed next steps towards getting the vote of membership on the proposed CC&Rs. Preparations for the Town Hall meeting scheduled July 18th were discussed. No Board action taken.

C. 2024-2025 Draft Budget

Upon motion duly made and seconded:

Resolved: To approve the 2024-2025 draft Budget as presented. **9/0**

D. Fiber Optics Bundle

Representatives from Frontier 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. Holiday Lighting Proposal

Upon motion duly made and seconded:

Resolved: To approve the proposal from Garrett Electric to install holiday lighting, in the amount of \$10,400.00. **9/0**

F. PCH Tree Trim Proposals

The Board reviewed the proposals for trimming along PCH. Management was directed to get homeowner input and approval prior to beginning. Any homeowner who does not want the Association to trim the trees behind their home, will be responsible for trimming the trees at their own cost, with an established timetable. Upon motion duly made and seconded:

Resolved: To approve the proposals from Great Scott to trim behind 236 MBD along PCH, in the amount of \$7,480.00. **9/0**

Resolved: To approve the proposal from Great Scott to trim the trees along the south side of PCH, subject to Homeowner approval, in the amount of \$18,060.00 **9/0**

G. Pavilion Roof Staining Proposal

This item was tabled pending receipt of additional bids.

H. Power wash Proposal

Upon motion duly made and seconded:

Resolved: To approve the proposal from Sterling Janitorial to power wash Neptune Park furniture and fixtures bi-annually in the amount of \$695.00 or \$1,390.00 annually. **9/0**

I. Community and Vendor Updates

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on June 24, 2024. There were 6 reviews, 5 updates, and no completions. The Board reviewed the recommendation from the ACC for the One Monarch Cove wall. No Board action taken.

B. Tree Review Committee

Management was instructed to send correspondence regarding overgrown hedges. No Board action taken.

C. Landscape Committee

Reports were reviewed and Landscape Committee plans were shared. Two landscape proposals were reviewed for Neptune Park and the pocket park. Additional input was requested. No Board action taken.

D. Emergency Preparedness Committee

No Board action taken.

E. Beach Club Advisory Committee

The Board reviewed the Beach Club parking lot rules and issues with Neptune Park overparking. Management is to address the overparking with Patrol. 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, July 4th contest results, pet and ebike rules, Candidate list and parking rules.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:50 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, August 20, 2024 via teleconference.

ATTEST

Signature _____

DocuSigned by:
Charlie McClung
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8/22/2024 | 10:49 AM PDT
Date _____