

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

OCTOBER 15, 2024

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, October 15, 2024 via zoom teleconference.

ATTENDANCE

Present: Michael Burton, President
Charlie McClung, Secretary
Mike Winterhalter, Treasurer
Len Kranser, Director
Len Shulman, Director
Darrin Campbell, Director
Marc Kazarian, Director

Absent: Kathleen Barbaresi, Director
Doug McLeish, Vice President

Management: Elizabeth Reed, CMCA, AMS
Jacquelyn Barlow, Assistant Manager
Kyle Wolack, Vice President
Keystone Pacific Property Management

CALL TO ORDER

The meeting was called to order at 6:59 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. **7/0**

HOMEOWNER FORUM

Six homeowners were in attendance to discuss the Internet proposals, ACC issues 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 September 17, 2024 General Session and October 7, 2024 meetings, as submitted.
- B. **Resolved:** To ratify approval of additional storm drain service for \$275.00/service, as submitted.
- C. **Resolved:** To ratify approval of the insurance premium renewal for umbrella premium at \$6,873.00 and Workers Comp at \$350.00, as submitted.
- D. **Resolved:** To ratify the actions and approve the following transfers in excess of \$10,000.00.
- JMBM - \$11,490.50 McFadden matter Invoice 1933411
 - Keystone – \$20,739.80 Invoice 8646
 - Quickel - \$26,990.00 on invoice 128399 and \$36,343.26 on invoice 128444
 - St. Moritz aka SMSSI – \$33,341.99 invoice 1418105

End of Consent Calendar: Motion passed. **7/0**

BUSINESS ISSUES

A. Treasurer’s Report – and September 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 September 30, 2024 Financial Statements as submitted. **7/0**

B. 432 ACC Appeal – McFadden

The McFadden’s were in attendance to give their appeal of the August 26, 2024 ACC decision of their July 7, 2024 plans. Board reviewed the submission of the appeal letter and enclosures from McFadden and the ACC. They asked pertinent questions to the McFaddens. Upon motion duly made and seconded:

Resolved: To affirm the denial of the ACC for the 432 MBD plans dated July 7, 2024 and to approve to move forward with alternative dispute resolution. **7/0**

C. Reseating of Officers

At this time, the Board may elect to reseat the officer positions of President, Vice President, Treasurer and Secretary. Upon motion duly made and seconded:

Resolved: To approve to keep current seats as assigned, President Burton, Vice President McLeish, Secretary McClung and Treasurer Winterhalter. **7/0**

D. CC&Rs and Bylaws Re-Write

The Board awaits the final exhibit, the Greenbelt map from Saxon engineering, for the final CC&R/Bylaw package. Sandra Gottlieb confirmed that the CC&R and Bylaw documents could be linked to a website rather than mailed with the ballot. Upon motion duly made and seconded:

Resolved: To approve the costs for Accurate Voting to hold the special CC&R vote, in the amount of \$1,174.10 prior to meeting attendance. **7/0**

E. Bulk Internet

The vote from membership was 124 members for Fiber Optic, 24 against internet bundle and 1 abstain. Sandra Gottlieb had marked-up the contract which was sent to Frontier. An infrastructure sub-committee was established to oversee the project. Upon motion duly made and seconded:

Resolved: To approve to move forward with installation of the Frontier Fiber Optic bulk internet plan at approximately \$81,000 per year. **6/1** (Director Kranser against)

F. Gate Strike Damage

The Board reviewed footage showing the truck not pulling clear of the gates when idling, and their request from the vendor for costs to repair his truck. No Board action taken.

F. Safey Patrol

The sub committee is to meet with St. Moritz to prepare the scope of work for Patrol Officers who will be roaming 24/7. The post orders will be shared with the Directors prior to adopting officially. No board action taken.

G. Community and Vendor Updates

This item has been added to the agenda to discuss any concerns or issues with the contracted vendors or issues within the community. No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on September 30, 2024. There were 4 reviews, 2 updates, and 2 completions. Next meeting is scheduled for November 4th. No Board action taken.

B. Tree Review Committee

Additional trimming was requested by #4 which was sent to the representative for #5 with no response as of the board meeting. The owners of 190 had scheduled their trimming. No Board action taken.

C. Landscape Committee

The Board reviewed the reports from the Landscape Committee. No Board action taken.

D. Beach Club Advisory Committee

The Board discussed potential actions to be taken with the sand movement. No Board action taken.

E. Access Gate Entry Representative

The Board reviewed the patrol reports. No Board action taken.

F. Facilities/Maintenance Committee

Facilities reports were reviewed. No Board action taken.

G. Welcome Committee

The Welcome Committee had submitted a budget request. Suggestions were made for the Committee including renaming them the Social Committee. Upon motion duly made and seconded:

Resolved: To approve the requested budget of \$15,750.00 for next year which is to include the Spring Burger Event. **7/0**

H. Financial Statement

No Board action taken.

NEWSLETTER SUGGESTIONS

The following topics were suggested for the next Bay Banter: CC&R and Bylaw communication, Internet bundle approval, upcoming social events and ask owners to share BC membership donation ideas for consideration at the November meeting.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:22 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, November 19, 2024 via teleconference.

ATTEST

Signature _____

DocuSigned by:
Charlie Mellung
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11/21/2024 | 2:43 PM PST

Date _____