

**MONARCH BAY ASSOCIATION  
BOARD OF DIRECTORS MEETING  
TUESDAY, FEBRUARY 18, 2025**

**Location: Via Zoom Teleconference**

<https://kppm.zoom.us/j/86270187465?pwd=mWbo3LSyW9elbGeJWJ2sjUtf4ObLae.1>

**Meeting ID: 862 7018 7465862  
Passcode: 261205**

**\*\*\*\*AGENDA\*\*\*\***

**I. CALL TO ORDER**

**II. EXECUTIVE SESSION- 6:30 p.m.**

- A. Executive Session Minutes from January 21, 2025
- B. Homeowner Hearings/Issues
- C. Legal Correspondence and Discussion
- D. Delinquency Report
- E. Executive Correspondence

**III. MOTION TO ADOPT OR AMEND AGENDA**

**IV. HOMEOWNER FORUM-7:30 P.M. or Immediately following Executive Session**

Per civil code, members, only, may attend the General Session Board meeting and may share issues with the Board during the designated Homeowner forum. The Board may not take action on any item at a nonemergency meeting unless the item was placed on the agenda included in the notice that was distributed pursuant to subdivision (a) of Section 4920. Homeowners may listen only after the conclusion of Homeowner forum. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.

**V. CONSENT CALENDAR**

- A. General Session Minutes from January 21, 2025
- B. Ratification of Draft Audit Approval

**VI. BUSINESS ISSUES**

- A. Treasurer's Report and January 31, 2025 Financial Statements
- B. Accurate Electronic Voting
- C. Proposed CC&R and Bylaw Ballot
- D. Frontier Fiber Installation Update
- E. Beach Club Membership Donation
- F. Beach Club Tram Access
- G. Community and Vendor Updates

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**VII. COMMITTEE REPORTS**

- A. Architectural Committee
- B. Tree Review Committee
- C. Landscape Committee
- D. Beach Advisory Committee
- E. Access Gate Entry Representative
- F. Facilities/Maintenance Representative
  - 1. Curb Address Paint Proposal
- G. Social/Welcome Committee
- H. Financial Statements

**VIII. NEXT MEETING DATE – March 18, 2025 via zoom.us**

**IX. ADJOURNMENT**

**X. CORRESPONDENCE**