

## MONARCH BAY ASSOCIATION

### GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

FEBRUARY 18, 2025

#### \*\*\*MINUTES\*\*\*

**NOTICE** Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, February 18, 2025 via zoom teleconference.

#### ATTENDANCE

Present: Michael Burton, President  
Len Kranser, Secretary  
Mike Winterhalter, Treasurer  
Kathleen Barbaresi, Director  
Darrin Campbell, Director  
Mike Friedman, Director  
Marc Kazarian, 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.

#### HOMEOWNER FORUM

Five homeowners were in attendance to discuss the gate staff, fiber installation, emergency preparation 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 January 21, 2025 General Session meeting, as submitted.

B. **Resolved:** To ratify approval of the draft 2023-2024 Audit as prepared by Kieckhafer Schiffer.

End of Consent Calendar: Motion passed. **7/0/1** (Director Friedman abstain for Minutes)

## **BUSINESS ISSUES**

### **A. Treasurer's Report – and January 31, 2025 Financial Statements**

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

**Resolved:** To accept January 31, 2025 Financial Statements as submitted. **8/0**

### **B. Accurate Electronic Voting**

The Accurate Voting proposal was reviewed. Upon motion duly made and seconded:

**Resolved:** To approve the Election date as September 27, 2025 and record date as August 26, 2025. **8/0**

**Resolved:** To approve use of Accurate Voting and the electronic voting option. **8/0**

**Resolved:** To approve to update the Election Rules to allow Electronic Voting. **8/0**

### **C. Proposed CC&R and Bylaw Ballot**

To date, 126 ballots have been received. Upon motion duly made and seconded:

**Resolved:** To approve to extend the balloting period 60 days to ensure all are able to return their ballots. **8/0**

### **D. Frontier Fiber Installation**

A status update and timeline were provided by the Facilities Committee. More details on the multiple steps were shared. To date, 35 units had a lateral line pulled. Those who have had installation completed reported smooth service. No Board action taken.

### **E. Beach Club Membership Donation**

The Monarch Beach Resort can sell the membership and will forward the proceeds to the Monarch Bay Association. The Board will table the specific recipients of the donation until the March meeting or the membership is sold. Upon motion duly made and seconded:

**Resolved:** To approve having the Monarch Beach Resort sell the Association membership and pass the proceeds to the Association for direct donation. **8/0**

### **F. Beach Club Tram Access**

The Beach Club Committee along with The Resort are working on options to provide for safe passage through the tram pathway. Emergency egress through the golf course if necessary, was noted. An additional stop was added to the tram route which members may utilize. Dogs are

allowed space permitting. No Board action taken.

## **G. Management Items**

It was noted that there is dry brush at the bottom of some bluff homes. Management is to reach out to property owners. No board action taken.

## **COMMITTEE REPORTS & ITEMS OF INTEREST**

### **A. Architectural Committee**

The ACC met on February 10, 2025. There were 4 reviews, 10 updates, and 5 completions. The Committee is moving forward with the professional architects taking over if/when the proposed CC&Rs are passed. Next meeting is scheduled for March 31, 2025. No Board action taken.

### **B. Tree Review Committee**

View issues are being addressed between neighbors. No Board action taken.

### **C. Landscape Committee**

The reports were reviewed. No Board action taken.

### **D. Beach Club Advisory Committee**

No Board action taken.

### **E. Access Gate Entry Representative**

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

### **F. Facilities/Maintenance Committee**

Reports were reviewed. Upon motion duly made and seconded:

**Resolved:** To approve the proposal from Canning Hunger to paint the address numbers on the curbs. 8/0

### **G. Social/Welcome Committee**

No Board action taken.

### **H. Financial Statement**

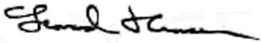
No Board action taken.

## **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, March 18, 2025 via teleconference.

**ATTEST**

Signature\_\_\_\_\_

Signed by:  
  
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3/19/2025 | 12:14 PM PDT  
Date\_\_\_\_\_