

## MONARCH BAY ASSOCIATION

### GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

**APRIL 15, 2025**

**\*\*\*MINUTES\*\*\***

**NOTICE** Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, April 15, 2025 via zoom teleconference.

#### ATTENDANCE

|             |  |
|-------------|--|
| Present:    | Michael Burton, President<br>Len Kranser, Secretary<br>Mike Winterhalter, Treasurer<br>Kathleen Barbaresi, Director<br>Mike Friedman, Director<br>Marc Kazarian, Director<br>Len Shulman, Director |
| Absent:     | Darrin Campbell, Director  |
| Management: | Elizabeth Reed, CMCA, AMS<br>Jacquelyn Barlow, Assistant Manager<br>Keystone Pacific Property Management   |

#### CALL TO ORDER

The meeting was called to order at 7:09 P.M. by Board President, Michael Burton.

#### HOMEOWNER FORUM

Three homeowners were in attendance to discuss the entry Flag and 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 March 18, 2025 General Session meeting, as submitted.

**B. Resolved:** To ratify approval of no personal service vendors on Sunday rule change.

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

## **BUSINESS ISSUES**

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

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

**Resolved:** To accept March 31, 2025 Financial Statements as submitted. **7/0**

### **B. Proposed CC&R and Bylaw Ballot Results**

Results of the vote for CC&Rs and Bylaws were discussed as passed with 144 yes votes for the CC&Rs and 145 yes votes for the Bylaws. Next steps to be determined and brought to the Board at May meeting. No Board action taken.

### **C. Proposed Personal Provider Rule Change**

Board reviewed the comments regarding the change to the vendor access rules to mirror the construction vendor access for Sundays and holidays. The Board would also like to send out for member comment, whether to shorten the time frame for personal service providers on Saturdays from 9:00 A.M. to 4:00 P.M. This item is pended to the May 20 meeting after receiving comments.

### **D. Street and Curb Repair Proposals**

The scope of work is being finalized by the Facilities Committee and will be sent out to three vendors for bid. No Board action taken.

### **E. Gate and Fence Painting Proposals**

The proposals from Painting Unlimited were reviewed. Upon motion duly made and seconded:

**Resolved:** To approve the proposals from Painting Unlimited to paint the entrance swing gates, pedestrian gate and restroom doors in the amounts of \$2,400.00 and \$600.00. **7/0**

### **F. Frontier Fiber Installation Update**

Board of Directors heard status update on the Frontier Fiber installation to date with laterals pulled in over half the community and up to 50 units scheduled or completed for final install. No Board action taken.

### **G. Lighting Proposal Inner Island**

Board reviewed the proposal from Power Amp to install uplighting at the island behind the main gate. Upon motion duly made and seconded:

**Resolved:** To approve the proposal from Power Amp to install uplighting at the island across from

1 MBD, in the amount of \$8,700.00. **7/0**

## **H. Management Items**

Newsletter to include CC&R vote results, potential rule change, changes to sport court reservation times, Beach Club rules and upcoming social events. No Board action taken.

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

### **A. Architectural Committee**

The ACC met on March 31, 2025. There were 4 reviews, 10 updates, and 5 completions. Next meeting is scheduled for April 28, 2025. No Board action taken.

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

No Board action taken.

### **C. Landscape Committee**

The reports were reviewed. Upon motion duly made and seconded:

**Resolved:** To ratify approval of new flower color for the entry, in the amount of \$2,975.00. **7/0**

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

New menu will be introduced and a request to reinforce Beach Club rules in next member communications was discussed. 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. Court reservations have been changed to 90-minute blocks for all sports to accommodate the popularity of courts. Facilities Committee is also investigating adding noise abatement screens on the PCH side of the pickleball courts. No Board action taken.

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

Burger Truck is scheduled for May 29<sup>th</sup>. Four gratis tickets per family will be given. No Board action taken.

### **H. Financial Statement**

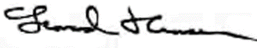
No Board action taken.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 7:51 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, May 20, 2025 via teleconference.

ATTEST

Signed by:



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Signature\_\_\_\_\_

Date

5/28/2025 | 1:16 PM PDT

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