

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

MAY 27, 2025

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, May 27, 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 6:49 P.M. by Board President, Michael Burton.

HOMEOWNER FORUM

Three homeowners were in attendance 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 May 27, 2025 General Session meeting, as submitted.

B. Resolved: To ratify approval of Power Amp repair to bollard lights in the amount of \$6,800.00.

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

BUSINESS ISSUES

A. Treasurer's Report – and April 30, 2025 Financial Statements

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

Resolved: To accept April 30, 2025 Financial Statements as submitted. **8/0**

B. Proposed CC&R and Bylaw Ballot Next Steps for Mall

The Board discussed the process for eliminating the Mall assessment, private lot maintenance and greenbelt irrigation. Management is to proceed to implement the new CC&Rs and bring the cost for irrigation cutoff to the next meeting.

C. CC&R and Bylaw Next Steps for ACC Professional Committee

Upon motion duly made and seconded:

Resolved: To approve the change to a professional ACC Charter with a Board liaison and one homeowner representative. **8/0**

Resolved: To approve to send the draft Architectural Guidelines to membership for a 28-day comment period with adoption at the July 15, 2025 meeting. **8/0**

D. Proposed Personal Provider Rule Change

The Board reviewed the comments regarding the change to the vendor access rules for Saturdays. Upon motion duly made and seconded:

Resolved: To approve to change the personal service vendors access schedule for Saturdays to 9:00 A.M. to 3:00 P.M. to go into effect after June 10, 2025. **7/1** (Director Barbaresi against)

E. Street and Curb Repair Proposals

Director Winterhalter presented the three proposals from Hardy and Harper, JB Bostick and Universal for street repairs. Upon motion duly made and seconded:

Resolved: To approve the proposal from Hardy and Harper to repair, grind, pave and seal streets within the association, in the amount of \$659,205.00. **8/0**

F. Frontier Fiber Installation Update

Board of Directors heard status update on the Frontier Fiber installation to date. No Board action taken.

G. Park Fence Painting Proposal

The Board reviewed the additional proposal from Painting Unlimited to paint the Neptune Park perimeter fencing. Upon motion duly made and seconded:

Resolved: To approve the proposal from Painting Unlimited to paint the association park fence, in the total amount of \$4,250.00 which includes the \$950.00 polyurethane coat. **8/0**

H. Street Power Wash Proposals

Upon motions duly made and seconded:

Resolved: To approve the proposal from KC Power Clean to power wash the Mall area near 401 and 325 in the amount of \$3,500.00. **8/0**

Resolved: To approve the proposal from KC Power Clean to power wash the oil spilled on entry pavers, in the amount of \$2,900.00. **8/0**

Resolved: To approve the proposal from KC Power Clean to power wash on a bi-monthly basis, in the amount of \$4,500.00 **8/0**

I. Management Items

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on April 28, 2025. There were 5 reviews, 4 updates, and 7 completions. Next meeting is scheduled for May 28, 2025 due to the Memorial holiday. No Board action taken.

B. Tree Review Committee

No Board action taken.

C. Landscape Committee

No Board action taken.

D. Beach Club Advisory Committee

The total amount of the sale of the Membership donation, which the Board authorized the Beach Club to sell was \$22,567.50. This amount is to be divided between the four charities submitted previously to the Board as a donation. 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. Sound abatement at the pickleball court was discussed. Upon motion duly made and seconded:

Resolved: To approve the proposal to install the sound protection wind screen on two sides (dog park and PCH) of the pickleball court, in the amount of \$31,680.00. **7/0/1** (Director Kazarian abstain)

G. Social/Welcome Committee

Director Kranser had shared the interest of residents in having a daytime option for a social event such as a regular brunch. Management and the Beach Club committee are to reach out for information on this type of event to the Beach Club. No Board action taken.

H. Financial Statement

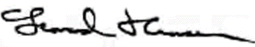
No Board action taken.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:04 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, June 17, 2025 via teleconference.

ATTEST

Signature

Signed by:

FEA1880EA77C47C...

Date 6/18/2025 | 3:33 PM PDT