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MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

JUNE 17, 2025

MINUTES

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, June 17, 2025 via zoom teleconference.

ATTENDANCE

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

3 homeowners were in attendance to discuss speeding, the mid-gate, Frontier 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 May 27, 2025 General Session meeting, as submitted.

B. **Resolved:** To ratify approval of the LPR server for $4,249, the printer for $1,483 and Tablet computer for $5,416.97 from Go Access.

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End of Consent Calendar: **6/0** Motion passed.

BUSINESS ISSUES

A. Treasurer's Report – and May 31, 2025 Financial Statements

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

Resolved: To accept May 31, 2025 Financial Statements as submitted. **6/0**

Resolved: To approve of raising the total amount of operating held in reserves to $750,000.00. **6/0**

B. 2025-2026 Draft Reserve Study

The Board reviewed the draft 2025-2026 Reserve Study as prepared by ARS which recommends a fully funded balance at $1,368,394 towards future repair and replacement of all components

Upon motion duly made and seconded:

Resolved: To approve the Reserve Study as prepared. **6/0**

C. Lot and Greenbelt Irrigation Conversion

The Board reviewed the proposals from Park West to separate individual lots from HOA water and reconfigure irrigation zones to irrigate all required areas maintained by the HOA, in the amount of $21,124.26. Upon motion duly made and seconded:

Resolved: To approve the proposal to reconfigure HOA irrigation and separate from individual lots, in the amount of $21,124.26. **6/0**

D. Community Speeding Discussion

The Board discussed the concerns of speeding vehicles within the community. Directors Barbaresi and Friedman will join either Director Burton and/or Winterhalter to decide specific locations to stencil 15 MPH on the streets. Management is investigating whether the speed limit can be added to passes. Upon motion duly made and seconded:

Resolved: To have 15MPH stenciled on the streets at a cost NTE $5,000. **5/1** (Director Kranser against)

E. Pocket Park Development

Director Friedman presented the landscape committee's vision for developing the pocket park. The Board emphasized the request for additional lighting to be added. No Board action taken.

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F. Neptune Park Furniture Proposal

The Board reviewed the proposal to clean and stain the teak park furniture. Upon motion duly made and seconded:

Resolved: To not approve staining the teak park furniture. **5/0/1** (Director Shulman abstain)

G. Electrical Installation Proposals

This item was pended until additional proposals are received.

H. Management Items

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on May 2, 2025. There was 1 review, 5 updates, and no completions. Next meeting is scheduled for June 30, 2025. The draft Architectural Guidelines should be sent to membership by the month end and be ready for approval at the August meeting. No Board action taken.

B. Tree Review Committee

A new chairperson for the Tree Review Committee is being recruited.

C. Landscape Committee

No Board action taken.

D. Beach Club Advisory Committee

Committee to request enforcement of proper attire and no dogs at the Beach Club.

E. Access Gate Entry Representative

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

F. Facilities/Maintenance Committee

No Board action taken.

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G. Social/Welcome Committee

Board discussed consolidation and expansion of social events in the community to be managed by the Assistant General Manager. 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 8:14 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, July 15, 2025 via teleconference.

ATTEST

Signature Signed by: FFA1880FA77C47C... Date 7/21/2025 | 7:06 PM PDT