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MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

JULY 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, July 15, 2025 via zoom teleconference.

ATTENDANCE

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

CALL TO ORDER

The meeting was called to order at 6:57 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 June 17, 2025 General Session meeting, as submitted.

B. **Resolved:** To ratify approval to adjust the Park fence in the amount of $3,600.00.

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

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BUSINESS ISSUES

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

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

Resolved: To accept June 30, 2025 Financial Statements, as submitted. **6/0**

Resolved: To authorize the Treasurer to move $250,000.00 from the ML Operating into a Treasury account. **6/0**

B. ACC Appeal – 154 MBD

The appeal from 154 MBD for the denial of their request to use crushed oyster shell for their driveway was reviewed. The ACC has suggested that they resubmit the plan with alternative materials. The owner, who was in attendance, has indicated that they will resubmit.

Upon motion duly made and seconded:

Resolved: To uphold the denial of the previous driveway plans by the ACC for 154 MBD. **5/0/1** (Director Campbell abstain)

C. 2025 – 2026 Draft Budget

The proposed 2025-2026 Budget and justifications/explanations was sent electronically to the Directors. Management and the Treasurer are continuing to work on the budget and have requested comments and questions from the Directors prior to the August meeting.
This item has been pended to the August meeting.

D. Holiday Lighting

Previous vendor, Garrett Electric has retired and sent the business to California Christmas. The Board reviewed three bids for installing and removing the 2025 holiday lighting.
Upon motion duly made and seconded:

Resolved: To pend this item until references and additional photos can be reviewed. **6/0**

E. Tree Trimming Plan and Proposals

The Board reviewed the proposals from Park West to trim association Trees. Management was directed to get a quote and maintenance plan from Great Scott for the trees along S. PCH. Upon duly made and seconded:

Resolved: To approve the following proposals from Park West: **6/0**

- 42 Ficus Hedge Trim in the amount of $5,600.00
- 43 Mall and Pocket Park trees, in the amount of $1,750.00

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ADJOURNMENT

The Board adjourned the meeting at 7:30 to enter briefly into Executive Session to meet with a homeowner.

CALL TO ORDER

The meeting was called to order by President Michael Burton at 7:41 P.M. from Executive Session.

F. Annual Meeting and Election

This year the annual meeting and election will take place on Saturday, September 27th. We have 3 positions open and received the following candidacy statements by the deadline: Lisa Freer, Mike Friedman, Marc Kazarian and Steve Sapra.
No Board action required.

G. Fine Policy AB130

This item has been added for discussion of the new law added into recent CA Budget, which went into effect July 1, 2025. No Board action taken.

H. Management Items

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on June 30, 2025. There were 4 reviews, 5 updates, and no completions. Next meeting is scheduled for July 28, 2025. The draft Architectural Guidelines were sent out for member comment and road use fees were recalculated per Ed Perez.
No Board action taken.

B. Tree Review Committee

Director Friedman volunteered to Chair the Tree Review Committee. He worked with the Tree issue from 29 MBD to 31 MBD.
No Board action taken.

C. Landscape Committee

The landscape walk was held on 6/27/25. The Committee met again with PW irrigation team, and new construction vendor, Champion in the pocket park.
No Board action taken.

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D. Beach Club Advisory Committee

Committee to request enforcement of proper attire and no dogs at the Beach Club. Management to note this rule in membership correspondence.
Director Winterhalter discussed a meeting held with Ohana Group and the Monarch Beach Resort regarding the Salt Creek runoff and Beach maintenance.
No Board action taken.

E. Access Gate Entry Representative

The Guard Summer Bonuses: Director Winterhalter to recommend bonus amounts for the guards. Upon motion duly made and seconded:

Resolved: to approve the following summer bonuses to the guard staff totaling $9,000.00. **6/0**
Post Commander: $3,000.00
$500.00
$500.00
$500.00
$500.00
$1,500.00
$500.00
$500.00
$1,500.00

F. Facilities/Maintenance Committee

Updates on open actions were shared. No Board action taken.

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 8:15 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, August 19, 2025 via teleconference.

ATTEST
Signature_____ Signed by: FEA1880EA77C47C... Date_____ 8/20/2025 | 3:04 PM PDT