

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

AUGUST 19, 2025

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, August 19, 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
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 ask about camera coverage at Beach Club areas, the proposed ACC guidelines, new voting process 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 July 15, 2025 General Session meeting, as submitted. **6/2/0**
(Directors Friedman and Kazarian abstain)

B. Resolved: To ratify approval of entry transponder reader proposal, \$4,392.00.

End of Consent Calendar: **8/0** Motion passed.

BUSINESS ISSUES

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

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

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

Resolved: To approve the Engagement letter from Kieckhafer Schiffer to prepare the 2024-2025 audit and taxes. **8/0**

B. 2025 – 2026 Draft Budget

The proposed 2025-2026 Budget and explanations was sent electronically to the Directors. Director Kranser proposed additional allocation for three line-items. Upon motion duly made and seconded:

Resolved: To approve the 2025-2026 Draft Budget with amendments. **8/0**

C. Holiday Lighting

Previous vendor, Garrett Electric has retired and sent the business to California Christmas. Upon motion duly made and seconded:

Resolved: To approve the proposal from California Christmas to install holiday lighting and décor, in the amount of \$16,875.00. **8/0**

D. Entry Landscape Renovation Proposal

Director Campbell presented the proposal from Park West to renovate the plantings at the front entry and islands, to install additional trees along the PCH wall and to repurpose removed plants to along N. PCH. Upon duly made and seconded:

Resolved: To approve the proposal from Park West to renovate plantings and add trees to the front entry and along PCH, in the amount of \$142,487.37: **8/0**

E. Proposed Architectural Guidelines and Fees

The Board reviewed the comments and responses received for the Architectural Guidelines and discussed the revised costs for large trucks operating within the community. Upon motion duly made and seconded:

Resolved: To table approval of the ACC Guidelines pending additional comments and potential revisions. **8/0**

Resolved: To approve the requested Road Use fee increase to \$200.00 per large truck. **8/0**

F. Sub Panel Installation Proposal

The Board discussed the power needs in the pocket park and Mall tract with regards to the proposal from Power Amp to install a subpanel at the pocket park. Upon motion duly made and seconded:

Resolved: To approve the proposal from Power Amp to install a subpanel at the pocket park, to bring power for the mid-gate, pocket park lighting and an irrigation controller, in the amount of \$38,000.00. **8/0**

G. Rules Discussion for Saturdays and Moving Trucks

The Board discussed the various comments and needs of the community as pertains to the peace and quiet, free from vendors on the weekends and those who need service personnel to have access on Saturdays. The Board has requested that Management send a letter requesting additional feedback from the community for this topic and to prepare statistics on vendor access on Saturdays. No Board action taken.

H. Management Items

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on July 28, 2025. There were 2 reviews, 5 updates, and 1 completion. Next meeting is scheduled for August 25, 2025. 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 Report from the Committee was reviewed. On September 2, 2025 there will be a major beach dig and the berm will be backfilled. The End of Season Cocktail Party will be held on Sunday, September 28, 2025. No Board action taken.

E. Access Gate Entry Representative

Reports were reviewed. No Board action taken.

F. Facilities/Maintenance Committee

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

G. Social/Welcome Committee

The Board welcomed Jeri Rimel as the new chair for the Caring Committee. The 10th Annual Neptune Volleyball Tournament will take place on Sunday, August 31st. Director Kranser is preparing the History of Monarch Bay. Management will request that anyone with historical perspective, documents or photos should contact him. No Board action taken.

H. Financial Statement

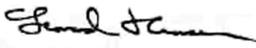
No Board action taken.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:25 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, September 16, 2025 via teleconference.

ATTEST

Signature _____

Signed by:

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Date 9/17/2025 | 5:48 PM PDT
