

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

SEPTEMBER 16, 2025

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, September 16, 2025 via zoom teleconference.

ATTENDANCE

Present: Len Kranser, Secretary
Mike Winterhalter, Treasurer
Kathleen Barbaresi, Director
Darrin Campbell, Director
Mike Friedman, Director
Marc Kazarian, Director

Absent: Michael Burton, President
Len Shulman, Director

Management: Elizabeth Reed, CMCA, AMS
Keystone Pacific Property Management

CALL TO ORDER

The meeting was called to order at 7:06 P.M. by Treasurer Winterhalter.

HOMEOWNER FORUM

One homeowners was 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 August 19, 2025 General Session meeting, as submitted. **6/0**
- B. **Resolved**: To ratify approval of GoAccess DL Scanner proposal, \$1,218.25 and the \$100.00 monthly subscription. **6/0**

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

BUSINESS ISSUES

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

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

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

B. Proposed Architectural Guidelines and Arch Deposits

The ACC revised the Architectural Guidelines based on owner feedback. Upon motion duly made and seconded:

Resolved: To approve the ACC Guidelines as submitted. **6/0**

Resolved: To approve the proposed Architectural fees and deposits, as submitted. **5/0/1** (Director Kranser abstain)

C. Rules Discussion for Personal Service Vendor Saturdays

The Board reviewed the comments received from owners regarding use of personal service vendors on weekends and specifically the issues with noisy equipment. Management is to prepare a rule informational sheet for Saturday vendors in English and Spanish to be handed out by the gate staff. The Rule Change letter is to be reviewed by Directors Barbaresi and Friedman. Upon motion duly made and seconded:

Resolved: To approve to ban noisy motor equipment on Saturdays with specific examples shared with membership and to share the rules of the community with Saturday vendors in both English and Spanish. **6/0**

D. PCH Three Year Tree Trim Plan

The Board reviewed the three-year PCH tree trim plan as presented by Great Scott. Upon motion duly made and seconded:

Resolved: To approve the three-year PCH Tree Trim plan, minus several internal entrance and park trees, at the stated costs not to exceed \$27,455 for the current season. **6/0**

E. Management Items

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on 8/25/25. There were 4 reviews, 4 updates, and 2 completions. Next meeting is scheduled for 9/29/25. No Board action taken.

B. Tree Review Committee

No Board action taken.

C. Landscape Committee

No Board action taken.

D. Beach Club Advisory Committee

Committee shared that the coral trees are being reviewed by an arborist and will be trimmed in mid-October. No Board action taken.

E. Access Gate Entry Representative

Gate guard Fabien is leaving MBA and the Board will give him a gift for his service. No Board action taken.

F. Facilities/Maintenance Committee

The Board reviewed the requests for regular maintenance of the guardhouse HVAC, gate grease and whether to have the Beach Club install a Tune energy filtering device. Upon motion duly made and seconded:

Resolved: To approve ProWest HVAC quarterly maintenance in the amount of \$125 per visit. **6/0**

Resolved: To approve Royal Access bi-monthly gate greasing in the amount of \$269 per visit. **6/0**

Resolved: To recommend to the Beach Club Management the use of the green energy Tune device. Director Winterhalter and Management are to draft the letter to the Resort. **6/0**

G. Social/Welcome Committee

Upcoming social events shall be added to a calendar to be sent out with the Bay Banter. 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, October 21, 2025 via teleconference.

ATTEST

Signature _____

Signed by:
Len Kranser
FEAT880EA77C47C...

Date 10/22/2025 | 5:10 PM PDT