

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

NOVEMBER 18, 2025

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, November 18, 2025 via zoom teleconference.

ATTENDANCE

Present: Darrin Campbell, Vice President
Len Kranser, Secretary
Mike Winterhalter, Treasurer
Kathleen Barbaresi, Director
Mike Friedman, Director
Marc Kazarian, Director
Steve Sapra, Director
Len Shulman, Director

Absent: Michael Burton, President

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

CALL TO ORDER

The meeting was called to order at 7:28 P.M. by Vice President Campbell.

HOMEOWNER FORUM

Three homeowners were in attendance to comment on recent rains and the lack of significant flooding, due to changes made to curbs, 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 October 21, 2025 General Session meeting, as submitted.
- B. **Resolved:** To ratify approval of the new SCSC ped gate lock in the amount of \$1,700.00.
- C. **Resolved:** To ratify approval of the Park West tree trimming at the Pocket Park, in the amount of \$1,320.00.

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

BUSINESS ISSUES

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

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

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

Resolved: To increase the operating funds held in reserve from \$750,000 to \$1,000,000.00. **8/0**

B. Monarch Bay History

Secretary Kranser shared the History of Monarch Bay as written by him with input from the community. Upon motion duly made and seconded:

Resolved: To approve the costs of \$2,478.25 for printing of 300 copies of Monarch Bay History by Minutemen Press. **8/0**

C. Neptune Park Party Rules

The Board reviewed recent requests to hold parties at Neptune Park and the potential for excess trash and damage. Management and Director Barbaresi will work on updating the rules for reserving use of Neptune Park to include a fee/deposit for janitorial and potential damages, a cap on number of guests and instructions that no guests may use the tennis or pickleball courts. The draft rule will be presented at the January meeting. No Board action taken.

D. Management Items

Coyotes have become a concern within the community. Management is to include an article on this subject in the Bay Banter. No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on 11/3/25. There were 8 reviews, 1 update, and 6 completions. Next meeting is scheduled for 12/8/25.

The Board reviewed the requests from 165 Narlinger and 229 Maroutsos to waive some of the Road Use Fees. Management is directed to share monthly updates with owners under construction for more prompt review by owners. Upon motion duly made and seconded:

Resolved: To not waive any of the documented Road Use fees.

B. Tree Review Committee

Director Friedman updated the board on recent view issues resolved. No Board action taken.

C. Landscape Committee

Ongoing projects and committee direction to include safety were shared. No Board action taken.

D. Beach Club Advisory Committee

Committee shared recent updates. The canopy installation has been held up by the City of Dana Point. No Board action taken.

E. Access Gate Entry Representative

The Committee shared recent updates. The Board reviewed the holiday bonuses for the Patrol and Gate staff. Directors Burton and Winterhalter will work with Kings on individual amounts for staff. Upon motion duly made and seconded:

Resolved: To approve the bonus for gate and patrol staff, in the amount not to exceed \$7,250.00. **8/0**

F. Facilities/Maintenance Committee

Reports and maintenance issues were reviewed. Director Winterhalter shared proposals from SMP and Land Case to prepare a mid-gate a concept to improve the overall mid-gate area. Upon motion duly made and seconded:

Resolved: To approve the costs from Land Case to prepare the mid-gate concept and vision in the amount of \$3,400.00. **7/1/0** (Director Kranser abstain)

G. Emergency Committee

Director Friedman shared that the committee has met and shared information with the City of Dana Point, the Resort and neighboring communities. No Board action taken.

H. Social/Welcome Committee

No Board action taken.

I. Financial Statement

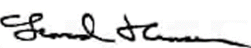
No Board action taken.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:35 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, January 20, 2026 via teleconference.

ATTEST

Signature _____

Signed by:

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Date 1/24/2026 | 9:23 AM PST