MONARCH BAY ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 20, 2026

Location: Via Zoom Teleconference

https://kppm.zoom.us/j/83543188450?pwd=wdllp5OY497al5zuMRRH5V7jSMPbHI.1

Meeting ID: 835 4318 8450
Passcode: 296888

******AGENDA******

I. CALL TO ORDER

II. EXECUTIVE SESSION- 6:30 p.m.

A. Executive Session Minutes from November 18, 2025
B. Homeowner Hearings/Issues
C. Legal Correspondence and Discussion
D. Fine Report
E. Executive Correspondence

III. MOTION TO ADOPT OR AMEND AGENDA

IV. HOMEOWNER FORUM-7:30 P.M. or Immediately following Executive Session

Per civil code, members, only, may attend the General Session Board meeting and may share issues with the Board during the designated Homeowner forum. The Board may not take action on any item at a nonemergency meeting unless the item was placed on the agenda included in the notice that was distributed pursuant to subdivision (a) of Section 4920. Homeowners may listen only after the conclusion of Homeowner forum. A reasonable time limit for all members of the association to speak to the board or before a meeting of the association shall be established by the board.

V. CONSENT CALENDAR

A. General Session Minutes from November 18, 2025
B. Ratification of Mid-Gate Reader
C. Ratification of Paver Replacement
D. Ratification of Guardrail removal

VI. BUSINESS ISSUES

A. Treasurer's Report and November 30, 2025 and December 31, 2025 Financial Statements
B. Draft Election Rules
C. Neptune Park Party Reservation Process
D. Reserve Study Proposal
E. Proposed Fine Policy
F. Management Items

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VII. COMMITTEE REPORTS

A. Architectural Committee
B. Tree Review Committee
C. Landscape Committee
D. Beach Advisory Committee
E. Access Gate Entry Representative
F. Facilities/Maintenance Representative
G. Emergency Committee - Updated Plan
H. Social/Welcome Committee - 2026 Budget Request
I. Financial Statements

VIII. NEXT MEETING DATE – February 17, 2026 via zoom.us

IX. ADJOURNMENT

X. CORRESPONDENCE

For assistance with joining the meeting, contact Management at ereed@keystonepacific.com