

MONARCH BAY ASSOCIATION

GENERAL SESSION MEETING OF THE BOARD OF DIRECTORS

FEBRUARY 17, 2026

*****MINUTES*****

NOTICE Upon due notice given and received, the members of the Board of Directors for the Monarch Bay Association met on Tuesday, February 17, 2026 via zoom teleconference.

ATTENDANCE

Present: Michael Burton, President
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: Marc Kazarian, Director

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

CALL TO ORDER

The meeting was called to order at 6:46 P.M. by President, Michael Burton.

HOMEOWNER FORUM

Three homeowners were in attendance to comment on solar and generators, 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 the January 20, 2026 General Session meeting, as submitted. 6/0/3 (Directors Burton, Campbell and Kazarian abstain).
- B. **Resolved:** To ratify approval of 2024-2025 draft audit as prepared by Kieckhafer Schiffer.
- C. **Resolved:** To ratify approval for the Skyvue monitor for the Novisign, in the amount of \$1,999.00.

D. Resolved: To ratify approval for the additional GL policy, in the amount of \$2,702.00.

End of Consent Calendar: **9/0** Motion passed.

BUSINESS ISSUES

A. Treasurer's Report – and January 31, 2026 Financial Statements

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

Resolved: To accept January 31, 2026 Financial Statements, as submitted. **9/0**

B. Solar Battery Proposals

Board reviewed the proposals to add batteries to the solar unit at the pavilion. Upon motion duly made and seconded:

Resolved: To approve the proposal from OC Solar to install 2 Powerwall Tesla batteries, Tesla gateway and additional parts in the amount of \$32,362.00. **9/0**

C. Entry Pavers Maintenance and Power Wash

This item has been pended to allow time for Directors to meet with the vendor on site and review the options. No Board action taken.

D. Neptune Park Party Rules

The Board discussed the various options for managing larger parties held at Neptune Park which may require janitorial or damage repair. The Board has requested that Management have the janitorial vendor clean up after reserved parties. No formal board action taken.

E. Mid-Gate Enhancement and Discussion

Director Winterhalter shared that a revised plan for the mid-gate was requested from Land Case and will be presented at a future meeting. No Board action taken.

F. Proposed Fine Policy

No action required until the March 17, 2026 meeting.

G. Management Items

No Board action taken.

COMMITTEE REPORTS & ITEMS OF INTEREST

A. Architectural Committee

The ACC met on 1/26/26. There were 5 reviews, 2 updates, and 3 completions pending sign off. Next meeting is scheduled for 2/23/26.

The Board discussed the need for neighbor awareness for projects. No Board action taken.

B. Tree Review Committee

No Board action taken.

C. Landscape Committee

No Board action taken.

D. Beach Club Advisory Committee

Canopy has been approved and awaiting installment date. No Board action taken.

E. Access Gate Entry Representative

Recent reports and potential processes to monitor vendor trucks at construction sites were noted. No Board action taken.

F. Facilities/Maintenance Committee

Director Winterhalter gave an update on recent meetings with VSI and GoAccess to determine where upgrades in software and hardware equipment are necessary or will be beneficial in the long term. He also discussed the proposals to remodel the pavilion storage room. No Board action taken.

G. Emergency Committee

Director Friedman shared recent progress by the Committee to include an Emergency SOP for the gate staff, having members and staff receive OC Alerts, equipment and incoming proposals from Ember Fire Protection. Management to set meeting for Ember, SCWD and the Committee. No Board action taken.

H. Social/Welcome Committee

No Board action taken.

I. Financial Statement

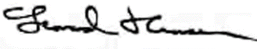
No Board action taken.

ADJOURNMENT

There being no further business to come before the Board in General Session at this time, the Board adjourned the meeting at 8:04 P.M. The next regular session meeting of the Board of Directors will be held on Tuesday, March 17, 2026 via teleconference.

ATTEST

Signature _____

Signed by:

FEA1880EA77C47C...

Date _____

3/18/2026 | 1:27 PM PDT