

**MONARCH BAY ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, MARCH 17, 2026**

Location: Via Zoom Teleconference

<https://kppm.zoom.us/j/87585516053?pwd=vRwQVNL5LTVnFWik9wpWs9FNZvS223.1>

Meeting ID: 875 8551 6053
Passcode: 327163

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

- I. CALL TO ORDER
- II. EXECUTIVE SESSION- 6:30 p.m.
 - A. Executive Session Minutes from February 17, 2026
 - 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 February 17, 2026
 - B. Ratification of Additional Lighting
 - C. Ratification of Fruit Suppression Treatment
- VI. BUSINESS ISSUES
 - A. Treasurer's Report and February 28, 2026 Financial Statements
 - B. PCH Irrigation and Planting Proposal
 - C. VSI Gate Access Upgrade Proposal
 - D. Entry Pavers Maintenance and Power Wash
 - E. Pavilion Closet Upgrade Proposals
 - F. Street Repair Proposals
 - G. Proposed Fine Policy
 - H. Management Items

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VII. COMMITTEE REPORTS

- A. Architectural Committee
- B. Tree Review Committee
- C. Landscape Committee
 - 1. Hedge Trim Proposal
- D. Beach Advisory Committee
- E. Access Gate Entry Representative
- F. Facilities/Maintenance Representative
- G. Emergency Committee
- H. Social/Welcome Committee
- I. Financial Statements

VIII. NEXT MEETING DATE – April 21, 2026 via zoom.us

IX. ADJOURNMENT

X. CORRESPONDENCE

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

Join instructions:

[https://kppm.zoom.us/meetings/87585516053/invitations?signature=efasYq1ml514uWqT84Aygo_M2iXx0yhztbvRjLyyBU0](https://kppm.zoom.us/join/https://kppm.zoom.us/meetings/87585516053/invitations?signature=efasYq1ml514uWqT84Aygo_M2iXx0yhztbvRjLyyBU0)